AGENDA

CITY OF EUDORA PLANNING COMMISSION Wednesday, 4 March 2020

Regular Monthly Meeting at 7:00 p.m. City Hall, 4 East 7th Street, Eudora, Kansas 66025

Planning Commission Members

Grant Martin, Chairman Johnny Stewart, Vice-Chairman

Danielle Young Jason Hoover Josh Harger Tim Pringle Dr. Ryan Rock

Eric Strimple, Non-member Secretary

• Call to Order: 7:00 p.m.

• Roll Call and Pledge of Allegiance

- General Business:
 - a) Swearing in of Jason Hoover and Ryan Rock, reappointed to the Planning Commission.
 - b) Consider the minutes of the last regularly scheduled meetings (5 February 2020).
 - c) Reports:
 - i. Codes Administrator
 - 1. Curt Baumann
 - ii. City Manager's Office
- **Public Comment Period:** Non-agenda Items

 Speakers limited to three (3) minutes for non-agenda items only. No action will be taken.

Public Hearings:

 Rezoning, Use Permitted Upon Review, Preliminary Development Plan, and Preliminary Plat applications for the proposed Nottingham commercial development located at 1428 Elm Street, Eudora, KS.

• New Business:

- a) Rezoning request- Rezoning application to rezone 1428 Elm Street from (RS) Residential Single-Family District to the (C) Commercial District with a Planned Overlay District (POD). Such action would result in the CPOD zoning district designation for the property.
- b) Use Permitted Upon Review proposed Nottingham commercial development (1428 Elm Street).
- c) Nottingham Center Preliminary Development Plan- Nottingham commercial development (1428 Elm Street).

- d) Nottingham Center Preliminary Plat application- Nottingham commercial development (1428 Elm Street).
- Old Business: N/A

Calendar: Next Planning Commission meeting is Wednesday, 01 April 2020

Adjournment

Please call 785-542-3124 if unable to attend meeting, thank you.

Eudora Planning Commission Meeting Minutes

February 5, 2020

Grant Martin, Chair Present
Danielle Young Present
Johnny Stewart Present
Jason Hoover Absent
Tim Pringle Absent
Dr. Ryan Rock Absent
Josh Harger, Vice Chair Present

Additional Attendees:

Curt Baumann, Codes Administrator Dave Knopick, City Planning Consultant Barack Matite, City Manager Leslie Herring, Assistant City Manager

Quorum for Planning Commission noted and posted.

Meeting called to order at 7:00 PM by Chairman Martin.

The pledge of allegiance was recited.

General Business:

- A. Swearing in of Josh Harger and Grant Martin, reappointed to the Planning Commission: Commissioners were sworn in by Secretary Eric Strimple.
- B. Election of Planning Commission Chairman- Commissioner Stewart made a motion to elect Commissioner Martin as the Planning Commission Chairman, Commissioner Harger seconded, all ayes, motion carried, 4-0.
- C. Election of Planning Commission Vice-Chairman- Commissioner Stewart made a motion to elect Commissioner Harger as the Planning Commission Vice-Chairman, Commissioner Young seconded, all ayes, motion carried, 4-0.
- D. Nomination and election for the Planning Commission Secretary (non-member) Commissioner Young made a motion to elect Eric Strimple as the Planning Commission
 Secretary, Commissioner Harger seconded, all ayes, motion carried, 4-0.

E. Consider minutes of the last regularly scheduled meetings, (08 January 2020)Commissioner Stewart made a motion to approve the 08 January 2020 meeting minutes as distributed, Commissioner Young seconded, all ayes, motion carried 4-0.

F. Reports

a. Codes Administrator

i. Curt Baumann- Baumann stated that the month of January was slower with permits totaling nine for the month but stated that he looked back and we were consistent with previous Januarys. He added that we may see three new housing starts soon.

b. City Manager

 City Manager, Barack Matite- Matite told the Commission that the City Commission received a formal proposal for the old Public Safety building. Staff is currently having conversations with the prospective buyers to address some of the issues the City Commission brought up at the meeting.

Chairman Martin asked if there was an update on Casey's. Matite said the City was in an ongoing conversation with Casey's at this time and things were moving forward.

Assistant City Manager, Leslie Herring- Herring stated invitations went out for Comprehensive Plan focus groups and thanks chairman Martin for participating in one of the groups and stated that invitations are outstanding to other Planning Commissioners as well.

c. Planning Consultant

 Planning Consultant, Dave Knopick- Knopick updated the Commission on the Comprehensive Plan update. He stated the process was moving forward with public engagement receiving 623 responses so far over the last 2-3 weeks on the survey.

Knopick stated that they had 30-40 individuals take part in the town hall meeting where issues noted are the issues that they are seeing in the survey results too. He stated some of the top issues were traffic issues, infrastructure, and assets in town like the school system.

Public Comment Period: None heard

Public Hearings:

A. Public hearing: Amendment to Table 1: Property Restrictions. Zoning Districts RS-Residential Single Family and RT- Residential Two-Family or Duplex, Single Frontage lot - Rear Setbacks. — Codes Administrator Baumann stated that at the last Planning Commission meeting a citizen voiced his concerns about the rear yard setbacks being too aggressive and asked whether the City would be willing to do a Text Amendment to reduce the setbacks. Baumann added that the current setbacks were in line with neighboring cities, but a reduction would not be out of line either. He asked that if the Commission decided to do an amendment that staff recommends they amend the RT Zoning as well since they have the same characteristics and would ease confusion.

Eudora resident, Tim Bruce stated that he had a fire at his residence and began looking at what it would take to expand his home so he could stay in his neighborhood but found out the setbacks wouldn't allow him to add the 16-18' he wanted to add. He didn't think setbacks were going to be an issue since there are multiple accessory buildings that can be placed right up to the property line in his neighborhood. Bruce added from his point of view, why can citizens build one solid structure and not another. He stated that he feels there are several homes that are in or encroaching on the setback.

Bruce stated that he wants to see people reinvest in the older part of town and feels there are restrictions like the setbacks that are holding people back.

Chairman Martin asked Bruce if he was to add on to the house instead of building up, how much was he looking to add. Bruce stated approximately 600 sq. feet on the living quarters, but he wants to add to the garage as well, which can go in the setbacks if a fire wall is placed between the garage and house.

Commissioner Harger asked how big the lot is, Bruce stated 10,000 sq. feet. Bruce added that another variable for homes north of 12th street is the 15' wide alley. Commissioner Stewart stated that the city has always tried to avoid putting in recommendations for older versus newer parts of towns.

No other public comments were heard. Chairman Martin closed the Public Hearing.

New Business:

A. Amendment to Table 1: Property Restrictions within Zoning Districts. – Planning Consultant Dave Knopick stated that he agrees with Curt that having consistency would make it easier, and that changing RT along with RS makes sense. Knopick added that having a 20' setback would still allow space from a fire safety standpoint as well. Knopick stated that setbacks were created to help with airflow to help keep disease from spreading and was an old school thought, but it has held true.

He added that it was interesting to see how different cities are handling this. Some, the smaller the lot the smaller the setback. He added that there is usually an impervious coverage limitation in code as well. Baumann agreed that additions and accessory buildings cannot be more than 30% of the back yard per city code.

Chairman Martin brought the item back to the Commission for discussion.

Commissioner Young stated she didn't have any other questions and felt her concerns were answered as far as fire safety and health standpoint.

Commissioner Harger asked if the 30% was determined after the home is built. Baumann stated, yes.

Chairman Martin stated that he was not opposed to lowering the setback to 20', but he agrees to make it consistent between RS and RT zoning districts.

Commissioner Stewart stated he likes the idea of RS and RT being the same that they could lower RS to 25' to match RT which would correlate with DeSoto, and other surrounding towns.

Knopick stated that this is a difficult position to be in and is the same situation as when the front yard setback requirement was adjusted. Lot sizes can vary significantly in the older part of town and you are trying to find balance with the requirements. Knopick added that in the newer sections of town that there are regulations from HOAs to help regulate the over building of a property. Knopick added that looking at the comparison cities that 20' is not unreasonable to lower it to and with the 15' alley there would still be 55' of separation between buildings.

Commissioner Stewart made a motion that the Planning Commission recommend to the City Commission the approval of a text amendment to the City of Eudora Zoning Regulations TABLE 1: PROPERTY RESTRICTIONS. The RS — Residential Single-Family and the RT — Residential Two—Family Districts Single Frontage Lots' Rear Setbacks to be changed from 30 and 25 feet respectively to 20 feet. Commissioner Young seconded, all ayes, motion carried, 4-0.

B. Nottingham Center discussion on Tenant Criteria / Design Guidelines. — Phil Dougherty of Slaggie Architects Inc presented the Nottingham Center Commercial Development Tenant Criteria to the Planning Commission to get some feedback on different aesthetics and building material palettes for any development on the Nottingham site. Dougherty stated that the document presented is a draft and that purpose of the design guidelines will help insure that one tenant doesn't stand out more than another tenant but will still be able to have their own brand and design.

Dougherty stated that the design goal presented in these draft guidelines is a Contemporary Italianate Style which will capitalize on the historic design of some buildings in downtown.

Commissioner Stewart asked about connectivity of the site. Dougherty stated that the connectivity and the flow of the site is the intent of the whole site plan, making sure it is safe for people to walk safely from one part of the development to the other if they wanted.

During the presentation Dougherty went over the materials palate of the project and the reasoning for using the materials to balance each other out. He added that not every building will be 100% the same, but there will be a common look using the palate of materials.

Chairman Martin stated that screening on the west side of the development is important to help with screening the residences to the west of the property.

Andy Gabbert, with Renaissance Infrastructure Consulting spoke about the landscaping goals for the sight to explain the proposed screening on the western side of the development and throughout the development. Andy added that in the buffering they will work to make sure that the properties to the west will feel invited to the development.

Commissioner Stewart stated that he liked the screening around transformers, dumpsters etc. as well.

Chairman Martin asked to discuss signage for the projects since the goal is to try and attract a fast food restaurant in Phase 1. Martin added his concern that most fast food restaurants that are close to the highway want signs to be visible from the highway, but from the tenant criteria it looks like that has been toned down. Dougherty stated that the hope is to avoid highway pole signs.

Dougherty added that the materials for the monument signs will be the same materials as the buildings on the development.

Mike Belew, project developer, with CBC, stated that 50% of his role is coordination, budgeting and being part of the team. The other 50% of his responsibility is to sell the project and find tenants for the site. Belew stated that not every potential tenant will buy into the design standards laid out, so he asks the Planning Commission to have an open mind with each individual project as they come in. He cautioned the Planning Commission that there is a definitive red line that a retailer is willing to pay to build on a site because there will be give and take that will have to happen so all parties involved can win in the end.

Chairman Martin stated that the Planning Commission knows it will be a give and take on the projects and will do their best to have an open mind. Knopick stated that from the practical side, signage would not be seen until you crested the interchange or came off K-10. Dougherty added that since the Church Street exit is a curve most motorist will be paying attention to the curve in the road and not to the signs posted for businesses. Knopick added that the blue KDOT highway signs identifying certain businesses at the K-10 exit will probably be the most effective signs at the Church Street interchange.

Commissioner Harger asked if one, multi-tenant pole sign would be feasible. Knopick stated his observation is that a sign like that still would not be seen until you exited K-10.

Belew added that the signage goes beyond just the external sign because some tenants will have signage in the windows of the business. He asked if the Planning Commission would view them as part of the sign package or separate. Knopick stated that some of those items are covered in the current sign codes for the city.

Commissioner Harger stated he still feels that the city may have to look at accommodating some highway signs. Chairman Martin asked if he was meaning pole signs or the blue KDOT highway signs. Harger stated he was meaning pole signs.

Commissioner Stewart stated that they would have to meet the K-10 corridor guidelines. Commissioner Young stated that she likes the idea of allowing the blue KDOT highway signs to be what attracts motorists from K-10 to stop at these future businesses.

Commissioner Stewart asked about the drainage and stormwater issue. Gabbert stated that each tenant will be required to have underground detention for water runoff except Casey's since they began talks before the guidelines were in place. Mike Belew added that the underground detention is an important point to bring up because each tenant will have to spend between \$50K-100K dollars before they can even start building the building.

City Manager Matite asked the Planning Commission if there was open mindedness to possible changes on signs, knowing there is a base requirement for the signs. There was an indication among the Planning Commissioners that they would maintain an open mind on signage as individual applications are considered. Chairman Martin added that they don't want to discourage growth and expect a give and take on both sides of the table.

Commissioner Young stated that is the hard part, finding that balance between what the city wants and what the tenant is willing to do.

Commissioner Stewart asked if there was any way to get around the underground detention. Belew stated there is a way around it, but there would be significant loss of useable/sellable ground if they put in surface level detention.

Dougherty asked what the next step was for the guidelines. Knopick stated it will depend on the conversations with Casey's over the next few weeks and it will be fine tuned at that time.

Commissioner Young made a motion to adjourn the meeting, Commissioner Harger seconded, all ayes, notion carried, 4-0.
Meeting adjourned 8:56PM.
Grant Martin, Chairman
ric Strimple, Secretary

TO: City of Eudora Planning Commission

FROM: Dave Knopick, AICP - Planning Consultant for the City of Eudora

SUBJECT: Rezoning, Use Permitted Upon Review, Preliminary Development Plan, and

Preliminary Plat applications for the proposed Nottingham commercial

development located at 1428 Elm Street, Eudora, KS

MEETING: March 4, 2020

BACKGROUND

On January 21, 2020 the City of Eudora received the following applications for the proposed Nottingham commercial development project on property addressed as 1428 Elm Street.

- Rezoning The applicant is requesting that the base zoning for the property be rezoned from the RS Residential Single-Family District to the C Commercial District with a Planned Overlay District (POD). Such action would result in the CPOD zoning district designation for the property.
- 2. Use Permitted Upon Review (UPUR) As a result of the rezoning request the UPUR is required per Section 16-306 (3) of the Eudora Zoning Regulations in which the Commercial Planned Overlay District (CPOD) is considered a Use Permitted Upon Review.
- 3. Preliminary Development Plan Per Section 16-310 of the Eudora Zoning Regulations the applicant has provided a preliminary development plan as part of the consideration of the POD designation.
- 4. Preliminary Plat The applicant is proposing to divide the property into several parcels which triggers the platting process.

The application materials were reviewed by City Staff for compliance with the applicable City of Eudora regulations and policies, and review comments were provided to applicant. The applicant subsequently provided responses and revisions to the submitted application materials on February 14, 2020. The applications, preliminary plan set (which incorporates the preliminary plat), tenant design criteria, and the list of requested deviations accompany this staff report.

The area proposed to be developed is approximately 14.65 acres of vacant land which is would be divided into 8 parcels and 2 tracts of various sizes ranging from .36 ac and 4.9 in use. The proposed future development of the area is anticipated to occur in three phases made up of primarily commercial uses consistent with the uses allowed in the C Commercial District, along with parking, vehicle and pedestrian circulation, and open space uses intended to support the commercial uses.

On-site and off-site infrastructure (roadway and utility) improvements are also anticipated and are being planned for as part of the proposed development project. Additionally, significant tenant criteria are proposed to address architectural, landscape / hardscape, signage and other elements of the development

REVIEW CRITERIA / CONSIDERATIONS

In regard to the review of the applications, the following factors outlined in the City of Eudora Zoning and Subdivision Regulations are to be taken into consideration. It should be noted that there is some overlap of these items especially as it relates to the rezoning, use permitted upon review and preliminary plan applications. The comments below are intended to provide information related to each specific consideration. Content taken from the regulations is italicized.

Rezoning (Section 16-1001 (6))

Matters to be Considered. In order to recommend approval or disapproval of a proposed zoning district amendment, the Planning Commission shall determine whether the application is found to be generally compatible with surrounding development and suitable for development in the proposed district based upon the following matters to be considered:

- (a) Character of the neighborhood.

 The surrounding neighborhood is a mixture of residential, public, and commercial land uses. Commercial uses in the area are fronting Church Street and located to the east of the property. Residential uses are located to the northeast, north, and west of the property. Public use is located to the south. Overall, the pattern of development tends to be automobile oriented commercial along an arterial roadway with low / medium density single-family residential in primarily a grid street / block arrangement. Generally, property conditions are average and considered typical for the age of the surrounding area.
- (b) Consistency with the comprehensive plan and ordinances of the City.

 The future land use map in the current comprehensive plan identifies this property as public / semi-public with medium density residential land use to the west and north, and commercial land use to the east of the property. The comprehensive plan implementation narrative points to the use of overlay districts (see page 6-1 of the comprehensive plan) and a number of development and design considerations related to future commercial development (Landscape and Buffering standards on page 6-14; Non-residential Development General Considerations on page 6-20). A number of these implementation recommendations have been incorporated into the Eudora zoning / development regulations. It should be noted that the property was a school site which has been a focus for potential mixed-used redevelopment activity in the years since the comprehensive plan was adopted in 2003 and updated in 2005.
- (c) Adequacy of public utilities and other needed public services. Public infrastructure and services are in place to serve the property, as this property is within an already developed area. Improvements to and extension of public infrastructure systems are possible to support commercial development allowed in the C Commercial District.
- (d) Suitability of the uses to which the property has been restricted under its existing zoning.The property is currently vacant and is zoned RS Residential Single Family. The

property and infrastructure serving the property is suitable for the uses permitted

- in the RS district. Although, such uses may not be considered the highest / best use of the property given the commercial development and traffic pattern along Church Street.
- (e) Length of time property has remained vacant as zoned.
 Redevelopment of this property has been discussed for a prolonged period of time.
 Preparation of the property (demolition / clearing) for development has occurred relatively recently.
- (f) Compatibility of the proposed district classification with nearby properties.

 Traditional planning practices would look for an approach to create a transition between commercial development and single-family residential development. In this case the use of the POD development plan process seeks to mitigate potential transition impacts through the proposed site plan and design criteria by providing limited access and landscape buffering along Elm Street, and other tenant criteria.
- (g) The extent to which the zoning amendment may detrimentally affect nearby property.
 Permitted uses in the C district would be subject to the design and development standards of the proposed tenant criteria / site development plan as part of the POD designation, potential detrimental affects to nearby properties should be mitigated or minimized through the application of such standards and review processes prior to project approval and development.
- (h) Whether the proposed amendment provides a disproportionately great loss to the individual landowners nearby relative to the public gain.
 In light of the POD designation (the preliminary site plan) and the extent of the proposed tenant criteria, landscape buffering and limited vehicular access it does not appear that there is a disproportionately great loss to the individual property owners nearby relative to the public gain.

Use Permitted Upon Review (Section 16-601 (6))

Guidelines for Review of "Uses Permitted Upon Review." In order to accomplish the purpose and intent of this section, it is necessary to give special consideration to certain uses because they are unique in nature, require large land areas, require greater density, are potentially incompatible with existing development or because effects of such uses cannot definitely be foreseen, or more intensively dominate the area in which they are located than do other uses permitted in the district; however, the nature of such uses makes it desirable that it be permitted to locate therein. Therefore, these uses must be specifically placed into the development pattern which exists at the time of their arrival. In order to properly review the proposed "Uses Permitted on Review," the following guidelines shall be used by the Planning Commission and city council in considering the application.

(a) The proposed use and site plan conform to the purpose and intent of this Article.

A primary intent and purpose of zoning is the mitigation of impacts among various land uses and the establishment of an orderly development pattern based on the comprehensive plan for the City. The CPOD designation allows for a review process that can result in a higher level of site and building design, then may be typically required. Via the implementation of appropriate design criteria and site planning

- principles potential land use impacts that may occur between residential and commercial development can be mitigated.
- (b) The proposed use complies with the Comprehensive Plan. The future land use map in the current comprehensive plan identifies this property as public / semi-public. It should be noted that the property was a school site and the comprehensive plan was adopted in 2003 with an update in 2005.
- (c) The proposed use and site plan will not be objectionable or detrimental to the public welfare of the community under the circumstances of the particular case regarding setback, height, density and similar aspects. The POD development plan and tenant criteria have been created to minimize potential objectionable or detrimental impacts to the public welfare. The use of landscape buffering and limited vehicular access along Elm Street are intended to address both visual and functional impacts to the residential neighborhood west of the property.

POD Planned Zoning District / Preliminary Development Plan (Section 16-310 (6) (c))

Criteria for Approval. The Planning Commission and governing body shall use the applicable zoning ordinance regulations as a guide for review of the preliminary development plan. If the governing body imposes conditions or restrictions on a preliminary development plan, it may designate specific requirements that must be met before an applicant may submit a final development plan application. In considering any preliminary development plan application, the Planning Commission and the governing body may give consideration to the criteria stated below, to the extent they are pertinent to the particular application. In addition, the Planning Commission and the governing body may consider other factors which may be relevant to a particular application.

- (I) The character of the neighborhood; See Rezoning item a. above.
- (II) The zoning and the uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning and uses; See Rezoning item a. above in regard to uses. The surrounding zoning is: RS Residential Single Family and RT Residential Two-Family to the west; RS Residential Single Family and C Commercial to the north; RT Residential Two Family to the northeast; C Commercial to the east; RM Residential Multi Family to the southeast; and RS Residential Single Family to the south.
- (III) The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations;
 - See Rezoning item d. above.
- (IV) The length of time the property has remained vacant as zoned; See Rezoning item e. above.
- (V) The extent to which approval of the application would detrimentally affect nearby properties;
 - See Rezoning item g. above.
- (VI) The extent to which the proposed use would substantially harm the value of nearby properties;

- (VII) The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property;
 - The applicant has provided a traffic report as part of the POD preliminary plan application. A number of traffic improvements have been identified and will be required as part of the proposed development.
- (VIII) The extent to which utilities and services, including but not limited to, sewer, water service, police and fire protection, and parks and recreation facilities, are available and adequate to serve the proposed use;
 - See Rezoning item c. above. Such facilities and services are available and adequate to support the proposed development as noted in that item.
- (IX) The extent to which there is a need for the use in the community;

 The previous comprehensive plan, as well as recent public engagement efforts related to updating the comprehensive plan, have indicated a community desire for more commercial / retail / entertainment / restaurant development in Eudora.
- (X) The economic impact of the proposed use on the community;
 A specific economic analysis of the proposed commercial development has not been submitted as part of the applications. It is anticipated that the development will contribute to both property and sales tax generation over the lifetime of the project.
- (XI) The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to the zoning district regulations;
 It appears that the applicant is prepared to meet the applicable requirements imposed by the zoning district regulations for the commercial uses permitted. The preliminary development plan, the tenant criteria and the list of requested deviations demonstrate the extend of that ability.
- (XII)The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application;
 - It does not appear that the relative gain to the public as a result of denial would outweigh the hardship imposed upon the applicant.
- (XIII)The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies; and
 - See Rezoning item b. above.
- (XIV)The recommendation of professional staff.
 - See recommendation section below.

Preliminary Plat (Section 17-402 (b) (5 & 6))

- (5) The Planning Commission shall satisfy itself that the plat's proposed street pattern and land use will conform to the Eudora comprehensive plan as well as the zoning regulations.

 See comments related to Rezoning and POD Planned Zoning District / Preliminary Plan items above in regard to the availability and adequacy of utilities / infrastructure and the comprehensive plan.
- (6) The Planning Commission shall review the preliminary plat and other material submitted with it to determine conformity with these regulations...

Staff has conducted a technical review of the preliminary plat materials submitted as part of the preliminary plan set and has found the submittal to be in conformity with the preliminary plat technical application requirements.

RECOMMENDATION

That the Planning Commission will hear from the representatives for the applications and conduct the public hearing to receive and consider public comment regarding these applications and the development proposal.

Although this report provides a consolidated review of the applications related to the proposed Nottingham commercial development, the Planning Commission will need to address each of the applications individually by providing four recommendations (one for each application) to the City Commission. The following recommendations are provided to the Planning Commission for consideration and action. The recommendations below are subject to change based beyond additional information that may surface through the public hearing, applicant presentation, and / or discussion at the Planning Commission meeting.

Rezoning from RS to CPOD

It is recommended that the Planning Commission recommend approval of the rezoning application from RS Residential Single Family District to CPOD Commercial Planned Overlay District, subject to the approval of the UPUR and Preliminary Plan applications. This recommendation is based on the assessment of the various considerations identified in the Eudora Zoning Regulations.

More specifically the location and context of the property – across from C Commercial zoning and commercial uses to the east along Church Street in close proximity to the K-10 interchange – in combination with the proposed tenant criteria and site development plan (which limits vehicular access on Elm Street and provides landscape buffering as an interface between the residential uses adjacent to the property) is a driving factor for this recommendation.

Use Permitted Upon Review (UPUR)

It is recommended that the Planning Commission recommend approval of the UPUR application as the CPOD designation allows for a greater level of design and development review through the preliminary and final development plan process in order to address specific parameters and qualities associated with the property and the surrounding context.

POD Planned Zoning District / Preliminary Development Plan

It is recommended that the Planning Commission recommend approval of the preliminary plan application, including the tenant criteria and the list of requested deviations, with the following conditions:

 Cleaning up any general typographical / technical errors and adding information as necessary to address staff review comments.

- 2. The property encompassed by the proposed development be platted as part of the development process in accordance with City regulations.
- 3. The preliminary plan be adjusted to incorporate a full turn access at the mid-block drive access that is just south of Lot 1 aligning with the Sonic entrance to the east of Church. This change requires the drive to be a 3-lane section.
- 4. Addressing design and development details in a manner that meets City requirements through the final plan, final plat, public improvement plan, building / construction plan and other applicable permitting processes.
- 5. Subject to meeting all applicable federal, state and local regulations and acquiring applicable permits.

Note: Minor adjustments to the preliminary plan may occur as part of the final plan and final plat processes as it is anticipated that final planning will occur in a manner that reflects the overall phasing of the development. Major adjustments may require review and approval of a revised preliminary plan.

Preliminary Plat

It is recommended that the Planning Commission recommend approval of the preliminary plat with the following conditions:

- 1. Cleaning up any general typographical / technical errors and adding information as necessary to address staff review comments.
- 2. Preliminary plat shall incorporate references establishing a property owner association that will be responsible for shared property / development improvements and maintenance of such improvements. Specific dedications and references shall also be incorporated into final plat(s) for the development and require appropriate filing and recording establishing the association.
- 3. Preliminary plat shall incorporate references to shared parking and circulation arrangements. Such arrangements shall be noted on final plat(s) with appropriate easements / agreements filed and recorded accordingly.

Note: Minor adjustments to the preliminary plat may occur as part of the final plan and final plat process as it is anticipated that final platting will occur in a manner that reflects the overall phasing of the development. Major adjustments may require review and approval of a revised preliminary plat.

ARTICLE 9: ZONING DISTRICT AMENDMENT (REZONING) PROCEDURE

A proposal for a change in district classification (rezoning) may be initiated by either the City Council, the Planning Commission or by application of the owner of property affected in accordance with the following.

- 1. The applicant shall first schedule a pre-application meeting with the Codes Administrator to discuss specific issues related to the project and submittal requirements.
- 2. After a pre-application meeting has been held, the applicant shall obtain the proper application form from the Office of Codes Administrator. For specific application requirements reference the Zoning Ordinance.
- 3. The rezoning application form shall be completely filled out and returned to the Office of Codes Administrator with the appropriate filing fee and required information. An application shall not be scheduled for public hearing until the application form has been fully completed, the filing fee paid, and all required information submitted.
- 4. The Office of the Codes Administrator shall be responsible for having an official notice of the public hearing published in a newspaper of general circulation at least twenty (20) days prior to the hearing. The Office of the Codes Administrator shall be responsible for following the administrative procedures for a zoning district amendment as prescribed in the adopted zoning regulations. The notice shall fix the time and place of the hearing and shall describe generally the change requested.

The office shall send a written notice to notify surrounding property owners of the public hearing and of their right to file protest petitions. The written notice shall be sent to all owners of real property within 200 feet of the subject site. If the subject property is located adjacent to the City's limits, the area of notification shall be extended to at least 1,000 feet in the unincorporated area. Pouglass County Court House 1100 MASSACHUSETTES ST.

This notice shall be mailed, return receipt requested. Said notice shall be sent at least twenty (20) days before the hearing at which said rezoning application is scheduled to be considered. The notice shall state the intent of the request, fix the time and place for the hearing as determined by the Codes Administrator and shall contain the following:

- A. A statement regarding the proposed zoning classification;
- B. A legal description or general description that is sufficient to identify the property under consideration; and
- C. A survey prepared by an engineer, architect or land surveyor registered in the State of Kansas, boundaries of lot or lots, or property for which the zoning amendment is requested with each lot pinned.
- D. A statement that a complete legal description is available for public inspection in the City of Eudora Codes Administrator office.

- 5. The Planning Commission shall hold a public hearing at which time citizens and parties of interest shall have an opportunity to be heard.
- 6. The public hearing may be adjourned from time to time and, upon its conclusion, the Planning Commission shall prepare and adopt its recommendation to the City Council. This recommendation shall be submitted along with an accurate record of the public hearing.
- 7. After review of the zoning amendment and the Planning Commission's recommendation(s), the City Council shall make a motion to either, approve, approve with conditions or deny the rezoning.

It is preferable to avoid a motion containing a negative statement. Specifically, the Board should avoid negative motions/statements that through its wording tends to confuse the intent. For example, a motion that states, "I move not to approve the application," is inappropriate as it becomes unclear what a "yes" vote accomplishes. A motion which states, "I move to deny the application" is less confusing. This is a positive (or affirmative) motion. Voting yes clearly denies the application: it affirms the clear action of denying the application.

CITY OF EUDORA, KANSAS REZONING APPLICATION

Return Form to:	Contacts:	For Office Lies Only
Codes Administrator	PC Secretary (785) 542	For Office Use Only Case ID.:
City of Eudora	Codes Administrator (785) 542	
12 East 7th	City Administrator (785) 542	2-4111 Date Submitted:
Eudora, KS 66025	Planning Consultant (816) 363	-2696 Date Advertised:
(785) 542-3124	Engineering Consultant (785) 749	2-4474 Date Notices Sent:
(785) 542-4112 (fax)		Public Hearing Date:
A DDV TC A N/D YN/D		
APPLICANT INF		
Applicant: City	oi Eudoia	Phone:
Address		
Fax:	E-mail:	
Owner:City of I	Eudora	
Owner:Oity Of I		Phone:
Address:		Zip:
PROPERTY INFO	PRMATION:	
Street Address or Go	eneral Location of Property: 1428 Elm St.	
Froperty is Located	In (Legal Description): See attached	
		
Present Zoning RS	Requested Zoning: CPOD	Acreage: 14.651
-		
Present Use of Prope	erty: School/Vacant (Currently being d	emolished)
Character of the Neig	ghborhood: Residential to west/Retail to	East/Civic to south
CUID DOVER		
SUKKOUNDING L	AND USE AND ZONING:	
	Land Use	Z oning
		Zomig
North	Single Family & Vacant	RS & C

South	City of Eudora	Pool	RS	
East	Retail & Apartn	nents	C & RM	
West	Single Family 8	& 2 Family	RS & RT (Single Lot)	
RELA	ATIONSHIP TO EXISTING	G ZONING PATTER	EN:	
1.	• •	ge create a small, is	olated district unrelated to surround	ing
	If yes, explain:			
2.	Are there substantial reas existing zoning?	ons why the proper	ty cannot be used in accordance w	ith'
	If yes, explain:			
CONFORMA	ANCE WITH COMPREHE	NSIVE PLAN:		
. 1.	Is the proposed change con Comprehensive Plan?	nsistent with the goals	s, objectives and policies set forth in	the
	Yes X No)		
2.	Is the proposed change con	sistent with the Future	e Land Use Map?	
	Yes X No)		
TRAFFIC C	ONDITIONS:			
1.	Identify the street(s) with a	ccess to the property:	14th, Church, Elm	
2.	Identify the classification of of-Way width:	of those street(s) as Ar	terial, Collector or Local and each Rig	ht-
	Street Name Church St	Classification Arterial	Right-of-Way Width Varies-Min 100'	
	14th St	Local Collect		
	Elm St	Local	60'	_
3.	Will turning movements ca		use create an undue traffic hazard?	
		Traffic Stu	dy in Progress	

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:
--

	NG OR REPLATTING REQUIRED TO PR	COVIDE FOR.	
1.	Appropriately Sized Lots?	Yes X	No
2.	Properly Sized Street Right-of-Way?	Yes	NoX
3.	Drainage Easements?	Yes X	No
4.	Utility Easements:		
	Electricity?	Yes X	No
	Gas?	Yes X	
	Sewers?	Yes X	
	Water?	Yes X	No
	Telephone?	Yes <u>x</u>	No
5.	Additional Comments:		
QUE C er to F	HARACTERISTICS OF PROPERTY AND Project Statement	ADDITIONAL (COMMENTS:
		PLICATION:	
FOLL	OWING MUST ACCOMPANY YOUR API		
FOLL	One copy of a legal description of the property		e rezoned.

- 3. If the proposed zoning requires a Use Permitted Upon Review permit, the rezoning application shall be accompanied by a use permit application defining the specifically
- Application fee. 4.

requested use or list of uses.

- A copy of all application materials must be submitted to the Codes Administrator, the 5. engineering consultant, and the planning consultant.
- A certified list of the names and mailing addresses of all property owners within 200 feet 6. of the exterior boundaries of the are proposed to be rezoned.

Applicant's Signature	Date

Project Statement:

The proposed development will be adding significant retail & general commercial property to the front door to Eudora. In process, a traffic study will help determine the improvement required for Church at both the 14th Street & 15th Street Intersections. Once complete, additional information will be provided.

The existing site was vacant school grounds that was proposed as a mix-use development. As that development failed to take off, the property has sat unused for several years. The proposed change will bring development to the property with a mix of commercial/retail uses, such as restaurants, retail and gas station. Although the surrounding properties vary from intense uses on the east to residential on the west, this development will help bridge the gap by rezoning to CPOD - Commercial Planned Overlay. This zoning request fits the character required of a city gateway entrance and allows for a planned setting to set precedents with landscaping, architecture and density.

The benefits of this project will be great for the City of Eudora. Active commercial/retail space adjacent to the highway will engage drivers and grow tax dollars for the City. In addition, citizens will have more opportunity, more options & and will see growth in an area that will help define the City of Eudora.

Legal Description (Landplan Engineering ALTA Survey - Dated October 22, 2014)

A part of Block 161 in the City of Eudora and a part of vacated right-of-way accruing thereto, Lot 3 through 20 in Block 162 in the City of Eudora and vacated right-of-way accruing thereto, Lots 1 through 20 in Block 163 in the City of Eudora and vacated right-of-way accruing thereto, Lots 1 through 20 in Block 188 in the City of Eudora and vacated right-of-way accruing thereto, Lots 1 through 20 in Block 189 in the City of Eudora and vacated right-of-way accruing thereto, a part of Block 190 in the City of Eudora and part of vacated right-of-way accruing thereto, all described as follows:

Beginning on the East line of Elm Street and the South line of Sixteenth Street, also being the Northwest corner of Block 161 in the City of Eudora; thence North 01°44'01" West, 463.61 feet along the East side of Elm Street to the Southwest corner of Lot 2 in said Block 162; thence North 88°12'46" East, 170.50 feet along the South line of said Lot 2 to the centerline of the vacated alley in said Block 162; thence North 01°44'01" West, 130.90 feet along the centerline of said vacated alley to the centerline of vacated Fifteenth Street in the City of Eudora; thence South 88°12'46" West, 107.50 feet along the centerline of said Fifteenth Street to the East line of Elm Street: thence North 01°44'01" West, 534.30 feet along the East line of Elm Street to the Northwest corner of Block 163 in the City of Eudora and the South line of Fourteenth Street in the City of Eudora; thence North 88°12'46" East, 492.03 feet along the South line of Fourteenth Street to the Northeast corner of Block 188 in the City of Eudora and the West line of Church Street in the City of Eudora; thence South 01°41'42" East, 1247.87 feet along the West line of Church Street also being the East line of Blocks 188 and 189 in the City of Eudora to a point on the East line of Block 190 in the City of Eudora; thence along a curve to the left with a radius of 550.84 feet, an arc length of 142.49 feet, and a chord bearing and distance of South 09°06'20" East, 142.09 feet; thence North 89°08'56" West, along the North side of an existing fence, 124.73 feet; thence continuing along the North side of said fence, North 89°17'58" West, 95.80 feet; thence continuing along the North side of said fence South 88°11'21" West, 115.25 feet; thence Northeasterly of said fence, North 41°35'55" West, 135.52 feet; Thence North 01°43'55" West, 146.06 feet; thence South 88°12'46" West, 87.00 feet to the Point of Beginning, all in the City of Eudora, Douglas County, Kansas contains 14.651 acres, more or less.

Application for a "Use Permitted Upon Review"

An application for a "Use Permitted Upon Review" is obtained from the city office located at 4 E. 7th. The office hours are 8:15am to 4:15pm during the week, with longer hours on Thursday, 7:30am to 6:30pm. The application can also be obtained at the city administrative office located at 12 E. 7th. The office hours are from 8:00am to 5:00pm.

Upon receipt of the application for a Use Permitted Upon Review, it shall be completed and filed at the city office or administrative office at least ten days before the meeting of the Eudora Planning Commission which is held on the first Wednesday of each month at 7:30pm in the Municipal Building.

The application must be accompanied by a payment of \$150 per building site and by the following items:

- 1. If for a new building, a survey prepared by an engineer or land surveyor registered in the state of Kansas of the boundaries of the lot/lots, or property for which the use permitted is requested, with each corner pinned.
- 2. A site plan drawn to scale, showing the exact size, shape and dimensions of the lot, the exact size and location on the lot of all existing buildings and structures, and the exact size and location on the lot of the structure or building proposed to be built, repaired, altered, or moved, and the size, arrangement, number of parking stalls, movement of vehicles and ingress and egress drives for all off-street parking and loading facilities.
- 3. A list of property owners within 200 feet of the property described. This list is obtained upon request to the County Clerk's office in the Douglas County Courthouse at 1100 Massachusetts in Lawrence, KS. If in the township, owners within 1,000 feet are needed.

The application will placed on the agenda for the Planning Commission meeting and it will be considered at that meeting. The usual procedure is for a motion to be made to set a public hearing at the next month's meeting.

The secretary to the Planning Commission will have the legal notice of the public hearing published in the official newspaper at least 20 days before the hearing date and will mail notices of the hearing to all landowners within 200 feet of the site, inviting them to appear and make know whether they favor or oppose the use requested.

The applicant should be present at the hearing to answer any questions of the commission or the landowners. After the applicant and the public are heard, the commission members discuss the application and a motion is made to recommend approval or disapproval of the request to the Eudora City Council. The result of the vote and the recommendation will be forwarded to the council for their action at their next meeting, usually the last Monday evening of the month at 7:30pm in the Municipal Building.

In the exercise of its review, the city council may disapprove an application, or in granting a "Use Permitted Upon Review", the council may impose any conditions

relative to location, character, density or other features of the proposed use of buildings or space as it may deem advisable.

There are a number of special guidelines the commission and the city council use in considering an application. These are outlined for specific uses, and a copy of the ordinance section dealing with them can be copied for the applicant if he or she so desires.

ARTICLE 11: USE PERMITTED UPON REVIEW

Certain uses or exceptions are permitted in some zoning districts only when a Use Permitted Upon Review permit has been obtained from the City Council. Such uses require special study with respect to specific location and design considerations to assure that they will have minimal negative impact on surrounding properties.

- 1. The applicant shall first obtain the proper application form from the Office of the Codes Administrator. Specific details regarding the application are located in the Zoning Ordinance.
- 2. The Use Permitted Upon Review permit application form shall be completely filled out and returned to the Office of the Codes Administrator with the appropriate filing fee and required information. An application shall not be scheduled for public hearing until the application form has been fully completed, the fee paid, and all required information submitted.
- 3. The Office of the Codes Administrator shall be responsible for having an official notice of the public hearing published in a newspaper of general circulation and the notification of all property owners within 200 feet of the subject property at least twenty (20) days prior to the hearing. The Office of the Codes Administrator shall be responsible for following the administrative procedures for a Use Permitted Upon Review permit as prescribed in the adopted zoning regulations. The notice shall fix the time and place of the hearing and shall describe generally the Use Permitted Upon Review permit requested.
- 4. The Planning Commission shall hold a public hearing at which time citizens and parties of interest shall have an opportunity to be heard.
- 5. The public hearing may be adjourned from time to time and, upon its conclusion, the Planning Commission shall prepare and adopt its recommendation to the City Council. This recommendation shall be submitted along with an accurate record of the public hearing.

Article 11 - Use Permitted Upon Review

CITY OF EUDORA USE PERMITTED UPON REVIEW APPLICATION

Return Form to:	Contacts:		For Office Use Only
Codes Administrator	PC Secretary	(785) 542-4111	Case ID.:
City of Eudora	Codes Administrator	` '	Filing Fee:
12 East 7th	City Administrator	(785) 542-4111	Date Submitted:
Eudora, KS 66025	Planning Consultant	(816) 363-2696	Date Advertised:
(785) 542-4111	Engineering Consultant	(785) 749-4474	Date Notices Sent:
(785) 542-4112 (fax)			Public Hearing Date:
APPLICANT INFOR	MATION:		
Applicant: City of E	udora	Phone:	
Address:		Zip:	
Fax:	E-mail:		
Owner: City of Eud	ora	Phone:	
Address:		Zip:	
Fax:	E-mail:	-	
Signature of Owner:			Date:
PROPERTY INFOR	MATION:		
Location of Property:_	1428 Elm St.		
Legal Description: S	ee attached		
Present Zoning Classifi	ication: RS	Acreage: 14.651	
Present Use of Property	: School/Vacant (Curre	ently being demolishe	ed)
Proposed Land Use Ac	tivity: Commerical Plann	ed Overlay - Retail/R	Restaurant/Gas Station

Article 11 – Use Permitted Upon Review

JACENT ZOI	NING AND LAND USE:	
	Land Use	Zoning
North	Single Family & Vacant	RS & C
South	City of Eudora Pool	RS
East	Retail & Apartments	C & RM
West	Single Family & 2 Family	RS & RT (Single Lot)

Does the proposed Use Permitted Upon Review further the goals and objectives of the Comprehensive Plan and the health, safety, morals, comfort and general welfare of the inhabitant of the City and County and promote the following? If not, please attach a separate sheet explaining why.	Yes	No.
The Stability and integrity of the various zoning districts.	Х	
2. Conservation of property values.	X	
3. Protection against fire and causalities.	X	
4. Observation of general police regulations.	X	
5. Prevention of traffic congestion.	Х	
6. Promotion of the safety of individuals and property.	X	
7. Provision of adequate light and air.	Х	
8. Prevention of overcrowding and excessive intensity of land uses.	Х	
9. Provisions of public utilities and schools.	Х	
10. Promote the level of continuity in use. (Avoid inappropriate uses)	X	
11. Promote the value and character of existing or authorized improvements and land uses.	X	
12. Promote improvements and land uses that are in keeping with accepted planning principles.	x	Losses
13. Provision of orderly and proper urban renewal, development and growth.	Х	

Article 11 - Use Permitted Upon Review

ATTACHMENTS REQUIF	ŒĐ	:
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1.	A site plan as specified in the Zoning Regulations as well as any other information which would be helpful to the Planning Commission in consideration of the application.
2.	List of property owners located within 200 feet of the property.

ARTICLE 16: PLAT APPROVAL

PLAT APPROVAL PROCESS

Any subdivision of land within the jurisdiction of the City of Eudora must, with certain exceptions, follow the procedures outlined below. The simple division of one lot into two lots may qualify for a Lot Split, as explained Article 16 of this Procedures Manual and in the applicable subdivision regulations. The subdivision process involves submittal of a preliminary plat, engineering plans for any public improvements and a final plat. The following provides a more detailed overview of the subdivision process.

A. Preliminary Plat Process:

- 1. The applicant shall first meet with the Codes Administrator and all other applicable city staff members to discuss the following:
 - Procedure for filing plats.
 - B. Availability of City sewer, water, electric and other applicable public services.
 - Comprehensive Plan requirements for major streets, land use, parks, schools and public open spaces.
 - Zoning requirements for the property in question and adjacent properties.
 - E. Special setback requirements for arterial, collector and local streets.
 - F. Proposed phasing of the property, if applicable.
 - G. Any other issues that may be applicable to the development.
- 2. The preliminary plat application form shall be completely filled out and returned to the Office of the Codes Administrator with the appropriate application fee and required information. As a part of the application, 15 copies of a preliminary plat conforming to the requirements of the subdivision regulations and a vicinity map showing the location of the proposed subdivision shall be submitted.

An application shall not be scheduled for public hearing until the application form has been fully completed, the fee is paid, and all required information submitted. The fee shall be used to cover expenses incurred by the city in the processing and review of the application.

3. The Planning Commission, based on the standards set out in the Eudora Subdivision Regulations, may approve, approve conditionally, or disapprove the preliminary plat within 60 days of receiving the plat at a regularly scheduled meeting.

B. Engineering Plan Review Process:

- 1. Upon the approval of the preliminary plat by the Planning Commission, the subdivider shall have prepared by a licensed professional engineer, engineering drawings for all proposed and required improvements containing the data and information specified in the applicable subdivision regulations. The engineering drawings shall be submitted to the Codes Administrator for review and approval by the city. If the proposed subdivision is to be developed in phases, engineering drawings need only be for the applicable phase of the development to which the subsequent final plat will apply unless otherwise specified by the Codes Administrator, City Engineer or Planning Commission.
- 2. The applicable City staff shall review the submitted engineering drawings in order to determine their compliance with city design standards. After having reviewed the submitted engineering drawings, the applicable City staff shall notify the subdivider and the Codes Administrator as to their compliance. In the event that the drawings do not so conform or comply, the applicable City staff shall specify the manner in which such drawings do not so comply. The subdivider shall then have corrections made of the defective drawings and resubmit the corrected drawings.
- 3. The Planning Commission shall approve a final plat only after consideration of the Applicable City staffs opinion that the drawings are consistent with the approved preliminary plat and comply with their design standards.

C. FINAL PLAT PROCESS

1. The subdivider shall submit the final plat application form, along with the appropriate fee and any required supplemental information. Included as part of the application shall be the original and 15 copies of the final plat prepared in accordance with the subdivision regulations.

A final plat application shall not be scheduled for public hearing until the application form has been fully completed, the fee is paid, and all required information submitted. The fee shall be used to cover expenses incurred by the city in the processing and review of the application.

- 2. The Planning Commission shall review the final plat and, based on the approved preliminary plat and standards set out in the Subdivision and Zoning Regulations, approve or deny the final plat.
- 3. The final plat shall then come before the City Council for their consideration of any dedications from the subdivider of street rights-of-way, drainage easements, park lands, or other property to be used for public purposes.

CITY OF EUDORA, KANSAS PRELIMINARY PLAT APPLICATION

Return Form to:	Contacts:	For Office Use Only
Codes Administrator	PC Secretary (785) 542-411	1 Case ID.:
City of Eudora	Codes Administrator (785) 542 3124	Filing Fee:
2 East 7th	City Administrator (785) 542-411	
Eudora, KS 66025	Planning Consultant (816) 363-269	
785) 542-4111	Engineering Consultant (785) 749-447	4 Public Hearing Date
785) 542-4112 (fax) APPLICANT INFO	RMATION:	
Name of Subdivision:	Nottingham (Placeholder, may change	e)
Applicant: City of E	Eudora	Phone:
Address:		Zip:
Fax:	E-mail:	
Owner: City of Euc	lora	Phone:
Address:		
Fax:	E-mail:	
Signature of Owner		Date:
Preliminary plat fee of GENERAL INFORM		S No
Address/Location: 14		Acreage: 14.651
	y be attached) See attached	
Current Zoning RS		Use School/Vacant
Proposed Land Use De	escription Commerical Planned Overlay	- Ketali/Restaurant/Gas Sta
PRELIMINARY PLA	AT CHECKLIST	
-	st is to be completed by the applicant and slothe Codes Administrator. If the answer to an	
onplanation must accor	mpung and encounter,	
A. The pr	ninary Plat show the following information? oposed name of the subdivision. (The name slate or too closely resemble the name of an	Yes No
•	ate of too closely resemble the name of an	
existin	g subdivision.)	Х
existin	•	<u>x</u> <u>Yes</u> <u>No</u>

В.		location of the boundary lines of the subdivision and rence to the section or quarter section lines.	_ X		
C.	The names and addresses of the subdivider, developer, owner, and the land surveyor who prepared the plat.		_X_		
D.	Scale of the plat, 1"-100' or larger.		X		
E.	Date	of preparation and north point.	_X		
F.	Exis	ting conditions: Location, width and name of platted streets or other public ways, railroads and utility rights-of- way, parks and other public open spaces and permanent buildings within or adjacent to the proposed subdivision.	_x_		
	2.	All existing sewers, water mains, gas mains, culverts, or other underground installations, within or adjacent to the proposed subdivision, with pipe size and manholes, grades and location.	<u>x</u>	***************************************	
	3.	Names of adjacent subdivisions together with arrangement of streets and lots, and owners of adjacent parcels of unsubdivided land.	_x_		
	4.	Topography with contour intervals of not more than two feet, referred to U.S.G.S. datum. Where the ground is too flat for contours, spot elevations shall be provided.	X	<u></u>	
	5.	Location of water courses, bridges, wooded areas, lakes, ravines and such other features as may be pertinent to the subdivision.	X		
	6.	Current zoning classification of the subject property and adjacent properties.	_X		
	7.	Location of FEMA-designated floodplain boundaries.	_X		
G.	The g	general arrangements of lots and their approximate size.	_ X		
H.	Location and width of proposed streets, alleys, and pedestrian ways and easements.		_X		
I.	drain	general plan of sewage disposal, water supply and age, including a map showing the drainage area of each redrainage way.	_X_		

			<u>Yes</u>	No
	J.	Location and size of proposed parks, playgrounds, churches, school sites or other special uses of land to be considered for	Y	
		reservation or dedication for public use.	<u>X</u>	
	K.	General street layout of adjacent property within 185 feet to show how streets and other public facilities in the proposed		
		subdivision relate to the adjacent property.	<u>X</u>	
	L.	Approximate gradient of streets.	_X_	
	M.	Vicinity map showing streets within 500 feet of the boundaries of the proposed subdivision.	<u>X</u>	
	N.	Proposed phasing of the property, if applicable.	<u> X</u>	
2.	Does th Plan?	e proposed subdivision design conform to the Comprehensive	<u>x</u>	
3.		e proposed subdivision make the development of adjacent y more difficult? This development should spur additional development		X
4.	Are lots	s sized appropriately for existing zoning district?	<u>X</u>	
5.	Are all	lots free from floodplain encroachment?	<u>X</u>	
6.		inage ways and other drainage facilities sufficient to flooding both on-site and off-site?	<u>x</u>	
7.		lots buildable with respect to topography, drainage ways, and soil conditions?	<u> </u>	
8.	Do prop	posed street grades and alignment meet all requirements?	X	
9.	Is the p	roposed subdivision inside the City limits?	X_	
10.		fteen (15) copies of the preliminary plat submitted? 9 Copies provided per City's direction opies of all application materials submitted to the engineering		_ <u>X</u> _
11.		nning consultants? Copies submitted to City	-	X
12.	HOA by	ylaws and/or subdivision CCRs, if applicable. Work in Progess		X
13.	Was a	certified list of adjoining property owners provided?	_X	

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The City of Eudora Electric Department Public Works 107 West 5th Street Eudora, KS 66025 Phone: (785) 542-2153

The Eudora Water Department Public Works 107 West 5th Street

Fax: (785) 542-2180

Eudora, KS 66025 Phone: (785) 542-2153 Fax: (785) 542-2180

The City of Eudora Wastewater Public Works 107 West 5th Street Eudora, KS 66025 Phone: (785) 542-2153 Fax: (785) 542-2180

<u>Gas</u> Atmos Energy 25090 West 110th Terrace Olathe, Kansas 66061 Phone: 913.254.6355

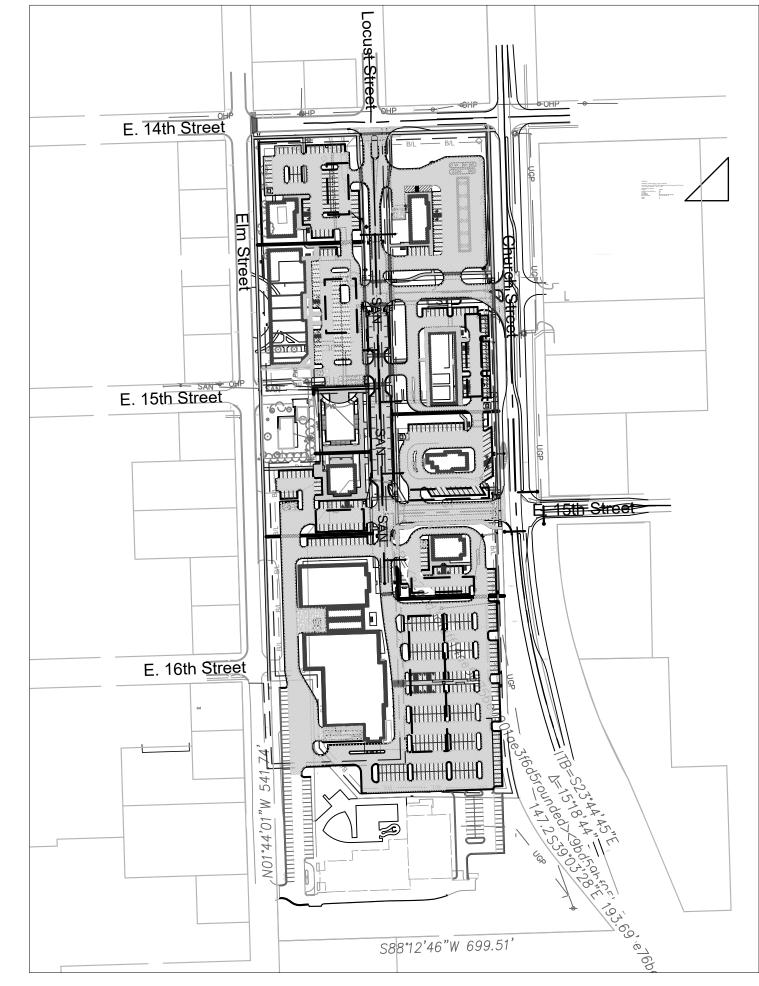
9444 Nall Avenue Overland Park, Kansas 66207 ATTN: Randy Gaskin Phone: 913.383.4958

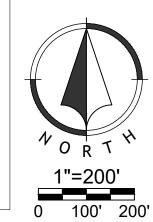
Charter Communications 8221 W. 119th Street Overland Park, Kansas 66213 ATTN: Steve Baxter Phone: 913.643.1928

Consolidated Communications 14859 W. 95th Street Lenexa, Kansas 66219 ATTN: Tim LaForce Phone: 913.322.9953

PLANNED OVERLAY DISTRICT PLAN FOR Eudora Retail Development

14th STREET & CHURCH STREET CITY OF EUDORA, DOUGLAS COUNTY, KANSAS





	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line	— U/E —	Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk	All range of the Assessment	Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure	_	Proposed Storm Structure
	Existing Waterline	A	Proposed Fire Hydrant
043 043 043 043	Existing Gas Main		Proposed Waterline
SAN	Existing Sanitary Sewer		Proposed Sanitary Sewer
S	Existing Sanitary Manhole	•	Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor

Existing Underground Power Line

INDEX OF SHEETS

Sheet Number	Sheet Title
C01	TITLE SHEET
C02	EXISTING CONDITIONS
C03	PRELIMINARY PLAT
C04	GENERAL LAYOUT
C05	SITE UTILITY PLAN
C06	GRADING PLAN
C07	TRUCK TURNING MOVEMENTS
L01	OVERALL LANDSCAPE PLAN
L02	LANDSCAPE NOTES & DETAILS
	C01 C02 C03 C04 C05 C06 C07 L01

Legal Description (Landplan Engineering ALTA Survey - Dated October 22, 2014)

A part of Block 161 in the City of Eudora and a part of vacated right-of-way accruing thereto, Lot 3 through 20 in Block 162 in the City of Eudora and vacated right-of-way accruing thereto, Lots 1 through 20 in Block 163 in the City of Eudora and vacated right-of-way accruing thereto, Lots 1 through 20 in Block 188 in the City of Eudora and vacated right-of-wat accruing thereto, Lots 1 through 20 in Block 189 in the City of Eudora and vacated right-of-way accruing thereto, a part of Block 190 in the City of Eudora and part of vacated right-of-way accruing thereto, all described as follows:

Beginning on the East line of Elm Street and the South line of Sixteenth Street, also being the Northwest corner of Block 161 in the City of Eudora; thence North 01°44'01" West, 463.61 feet along the East side of Elm Street to the Southwest corner of Lot 2 in said Block 162; thence North 88°12'46" East, 170.50 feet along the South line of said Lot 2 to the centerline of the vacated alley in said Block 162; thence North 01°44'01" West, 130.90 feet along the centerline of said vacated alley to the centerline of vacated Fifteenth Street in the City of Eudora; thence South 88°12'46" West, 107.50 feet along the centerline of said Fifteenth Street to the East line of Elm Street; thence North 01°44'01" West, 534.30 feet along the East line of Elm Street to the Northwest corner of Block 163 in the City of Eudora and the South line of Fourteenth Street in the City of Eudora; thence North 88°12'46" East, 492.03 feet along the South line of Fourteenth Street to the Northeast corner of Block 188 in the City of Eudora and the West line of Church Street in the City of Eudora; thence South 01°41'42" East, 1247.87 feet along the West line of Church Street also being the East line of Blocks 188 and 189 in the City of Eudora to a point on the East line of Block 190 in the City of Eudora; thence along a curve to the left with a radius of 550.84 feet, an arc length of 142.49 feet, and a chord bearing and distance of South 09°06'20" East, 142.09 feet; thence North 89°08'56" West, along the North side of an existing fence, 124.73 feet; thence continuing along the North side of said fence, North 89°17'58" West, 95.80 feet; thence continuing along the North side of said fence South 88°11'21" West, 115.25 feet; thence Northeasterly of said fence, North 41°35'55" West, 135.52 feet; Thence North 01°43'55" West, 146.06 feet; thence South 88°12'46" West, 87.00 feet to the Point of Beginning, all in the City of Eudora, Douglas County, Kansas contains 14.651 acres, more or less.

<u>LEGEND</u>

	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line	— U/E —	Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
3	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline	А	Proposed Fire Hydrant
GAR GAR	Existing Gas Main	WATER WATER WATER	Proposed Waterline
AN	Existing Sanitary Sewer		Proposed Sanitary Sewer
•	Existing Sanitary Manhole	\$	Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor

Future Curb and Gutter

APPLICANT

Floodplain Note

City of Eudora, Attention Barack Matite City Manager City of Eudora, KS 785-690-7224 bmatite@cityofeudoraks.org DEVELOPER

CBC Real Estate Group Mike Belew 4706 Broadway Ste 240, Kansas City, MO 64112 816.285.9550 www.cbcrealestategroup.com

In Accordance With the F.E.M.A. Flood Insurance Rate Map Number 20045C211D, revised August 05, 2010, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

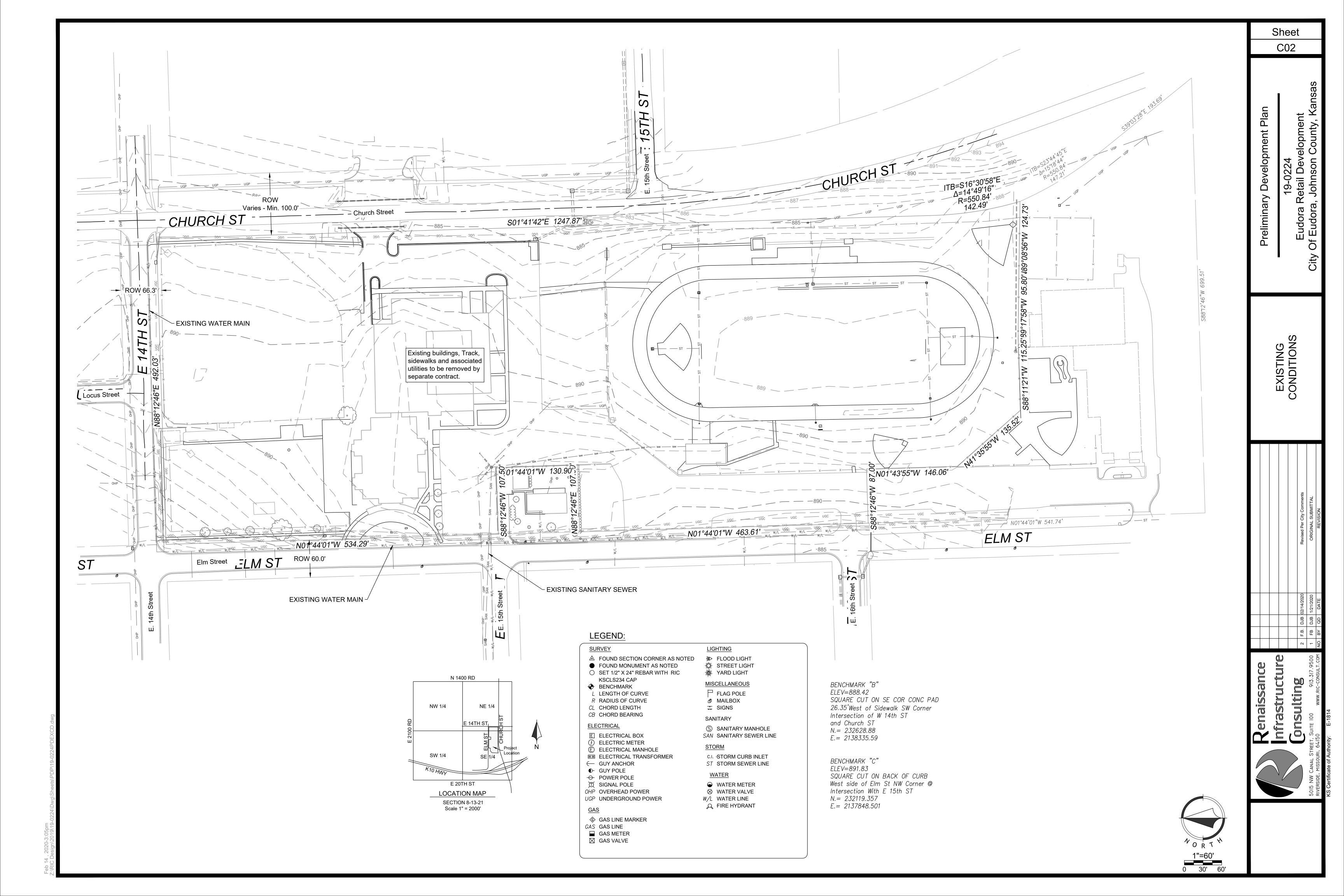
CONSULTANT

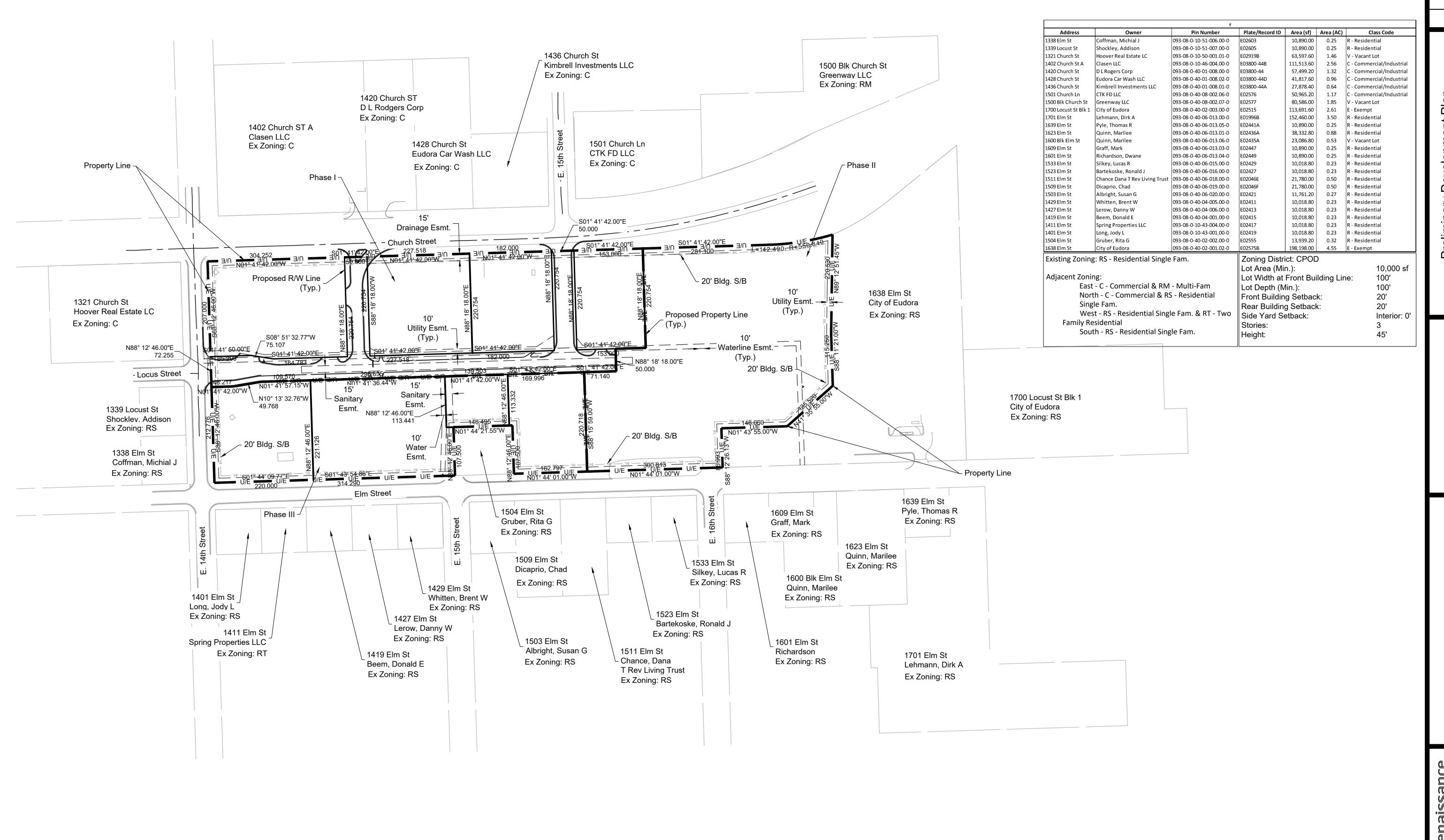
Renaissance Infrastructure Consulting Attn: Andy Gabbert, PLA 5015 NW Canal Street, Suite 100 Riverside, MO 64150 816.800.0950 www.ric-consult.com

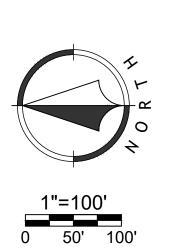
Know what's below. Call 811 before you dig. Sheet C01

Preliminary

NOT FOR CONSTRUCTION







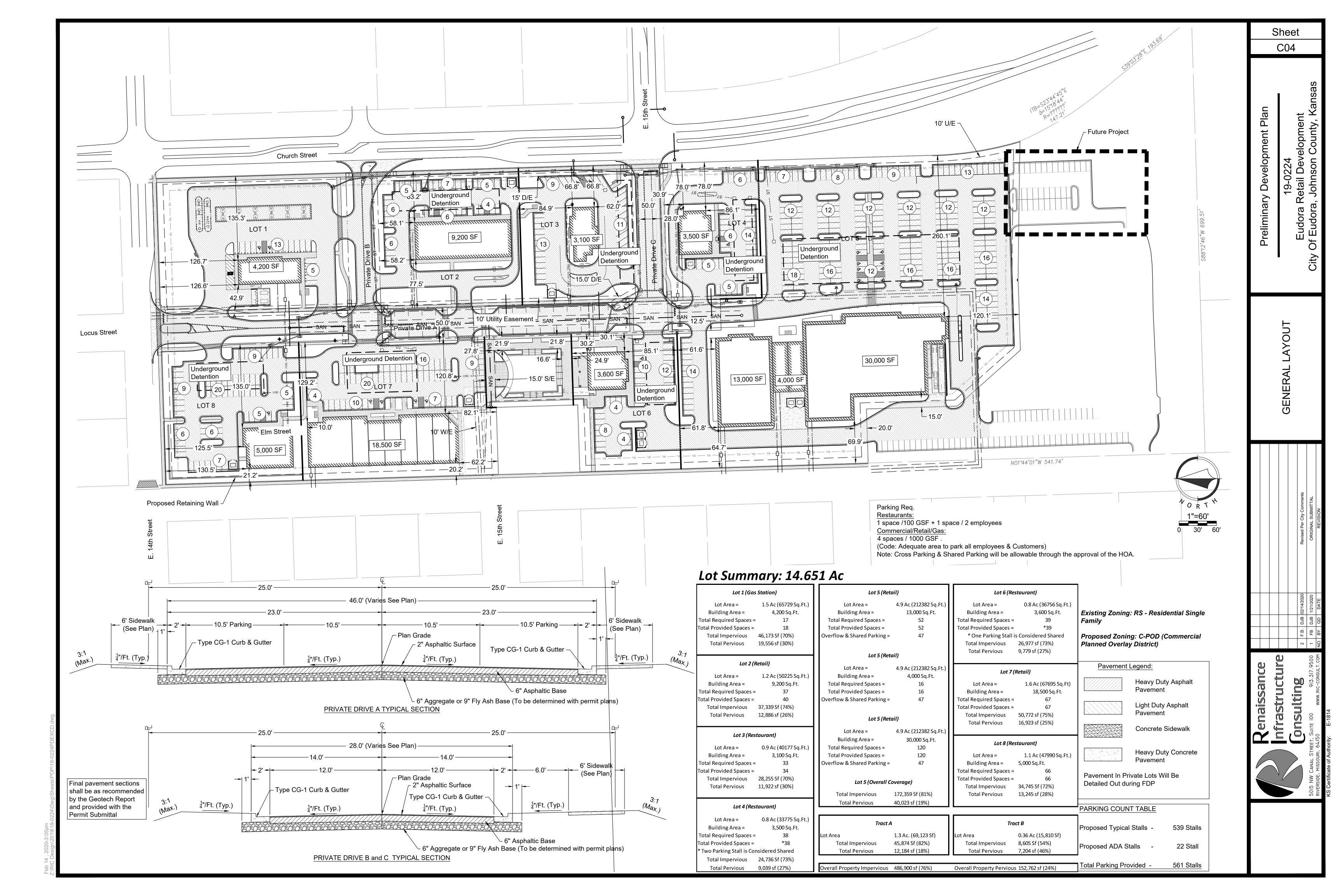
Sheet

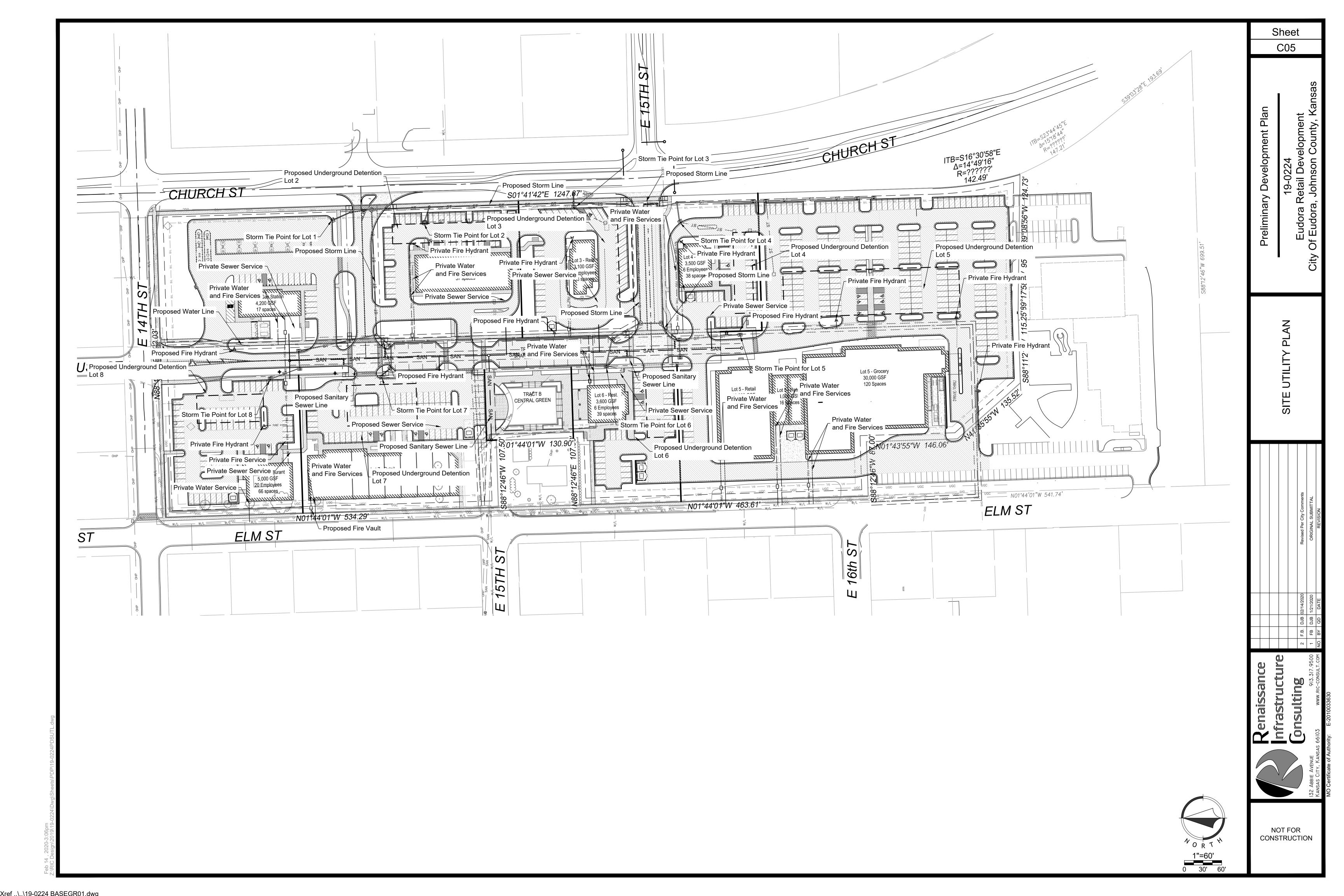
Development

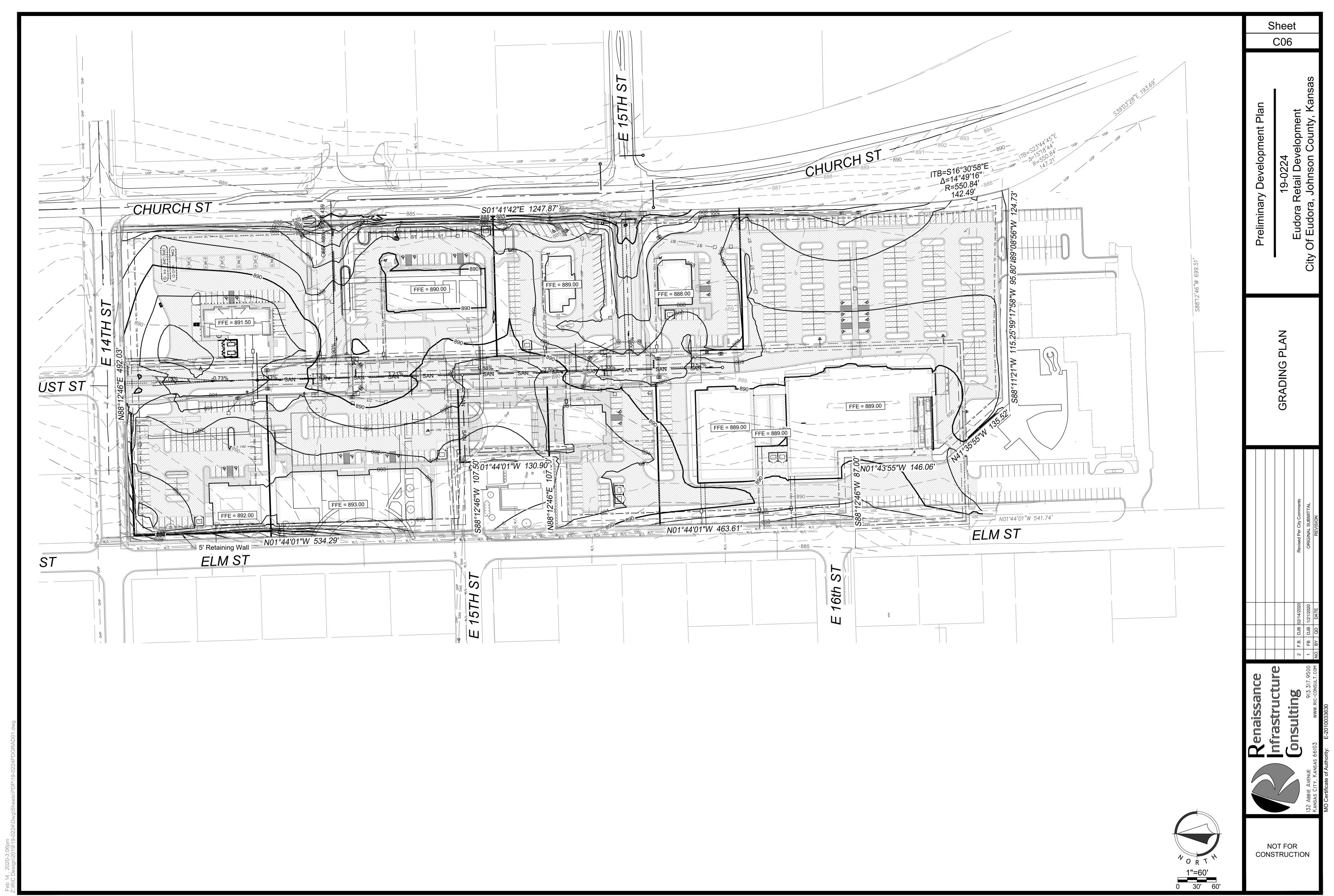
Preliminary

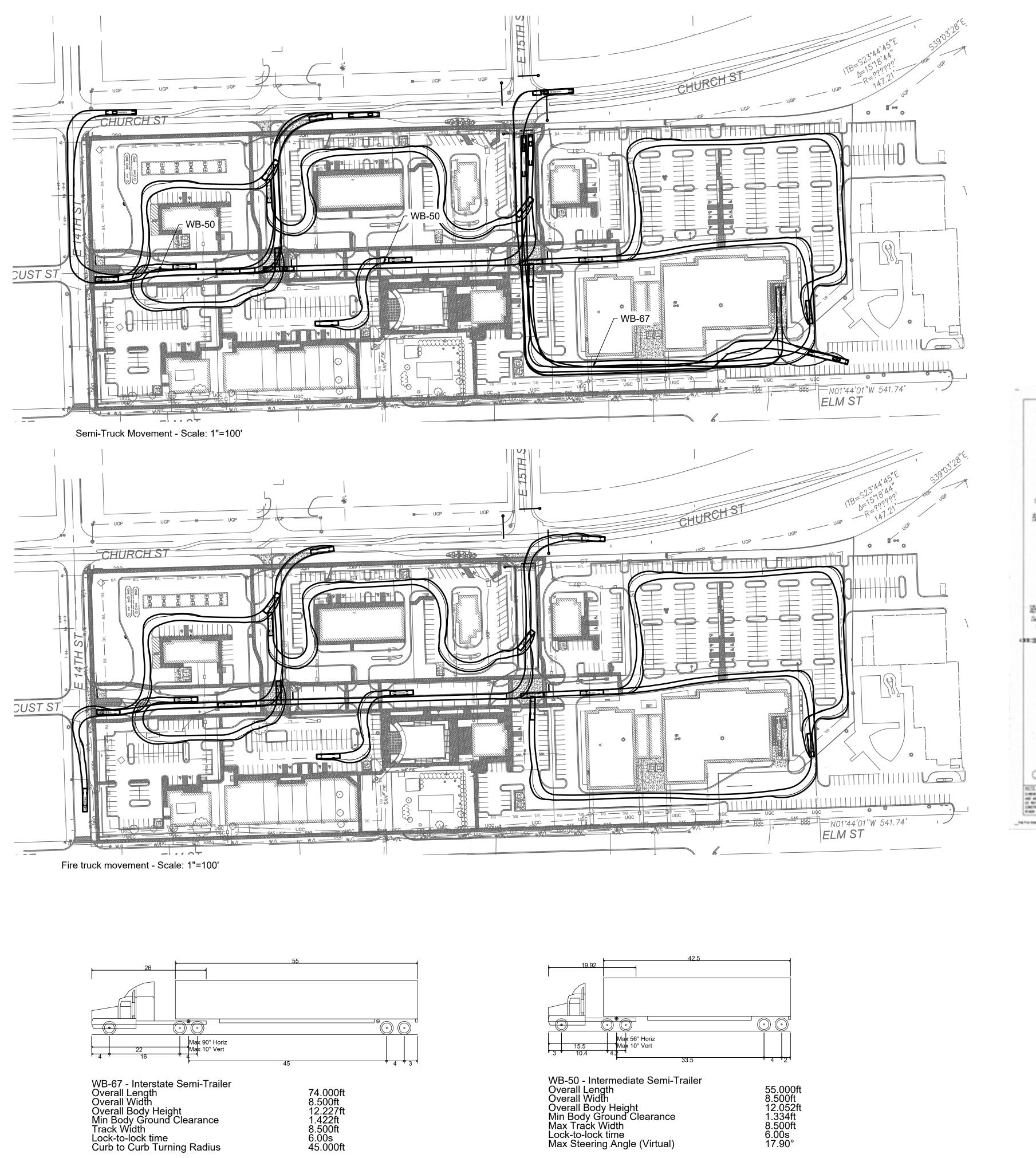
Renaissance Infrastructure Consulting

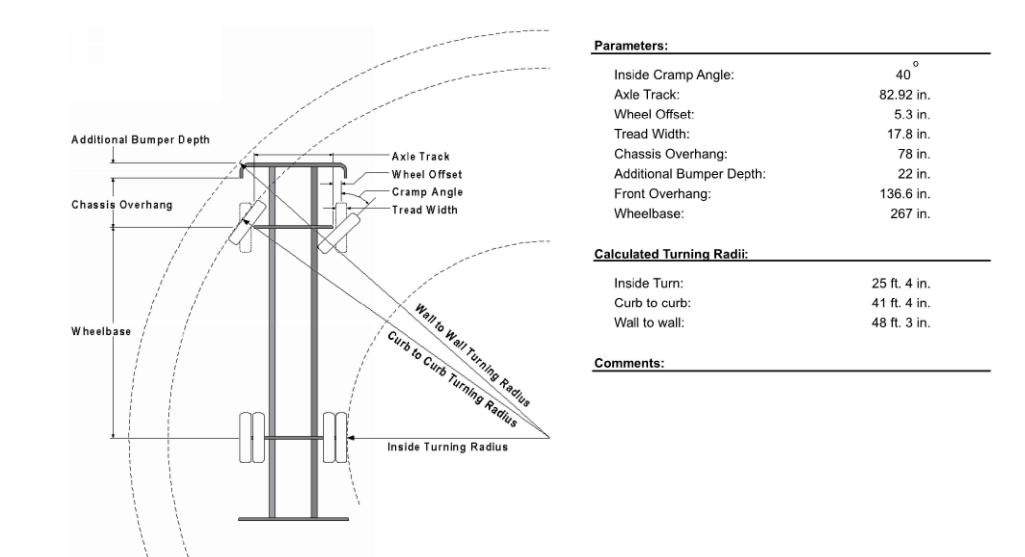
NOT FOR CONSTRUCTION

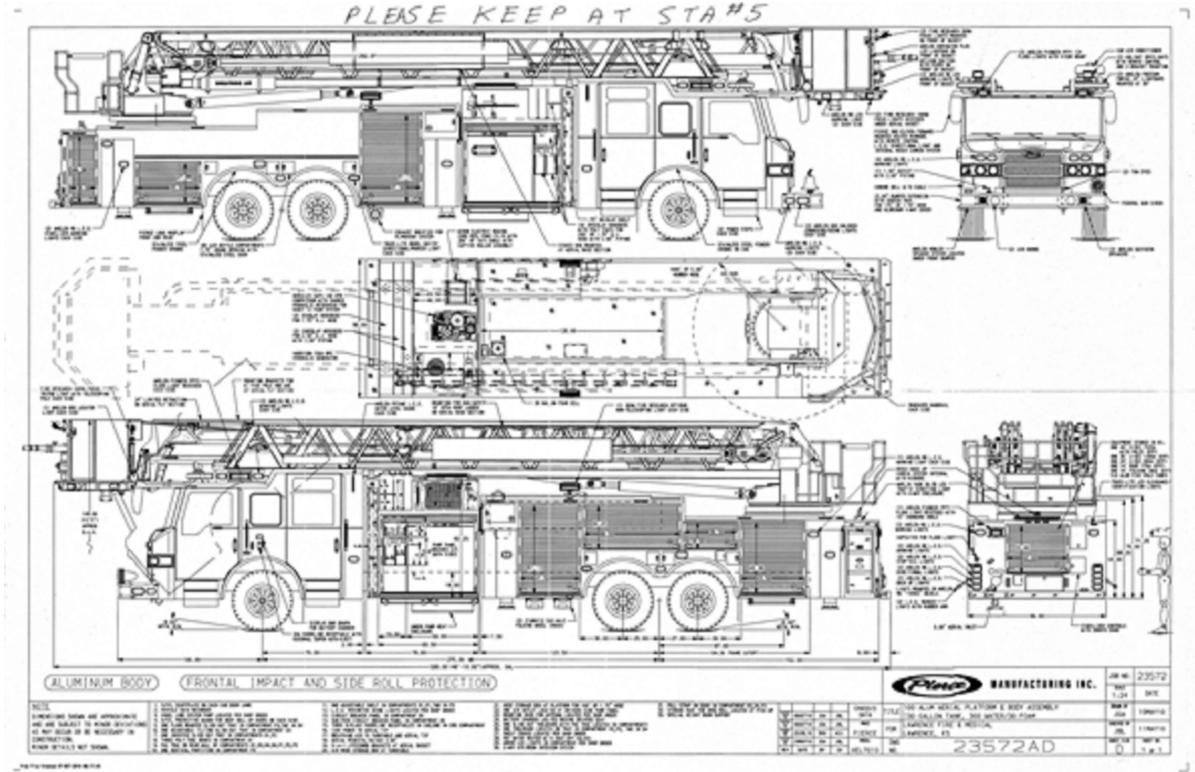












Fire Truck Aerial, Platform 100' RMAP, Alum Body



NOT FOR CONSTRUCTION 660'

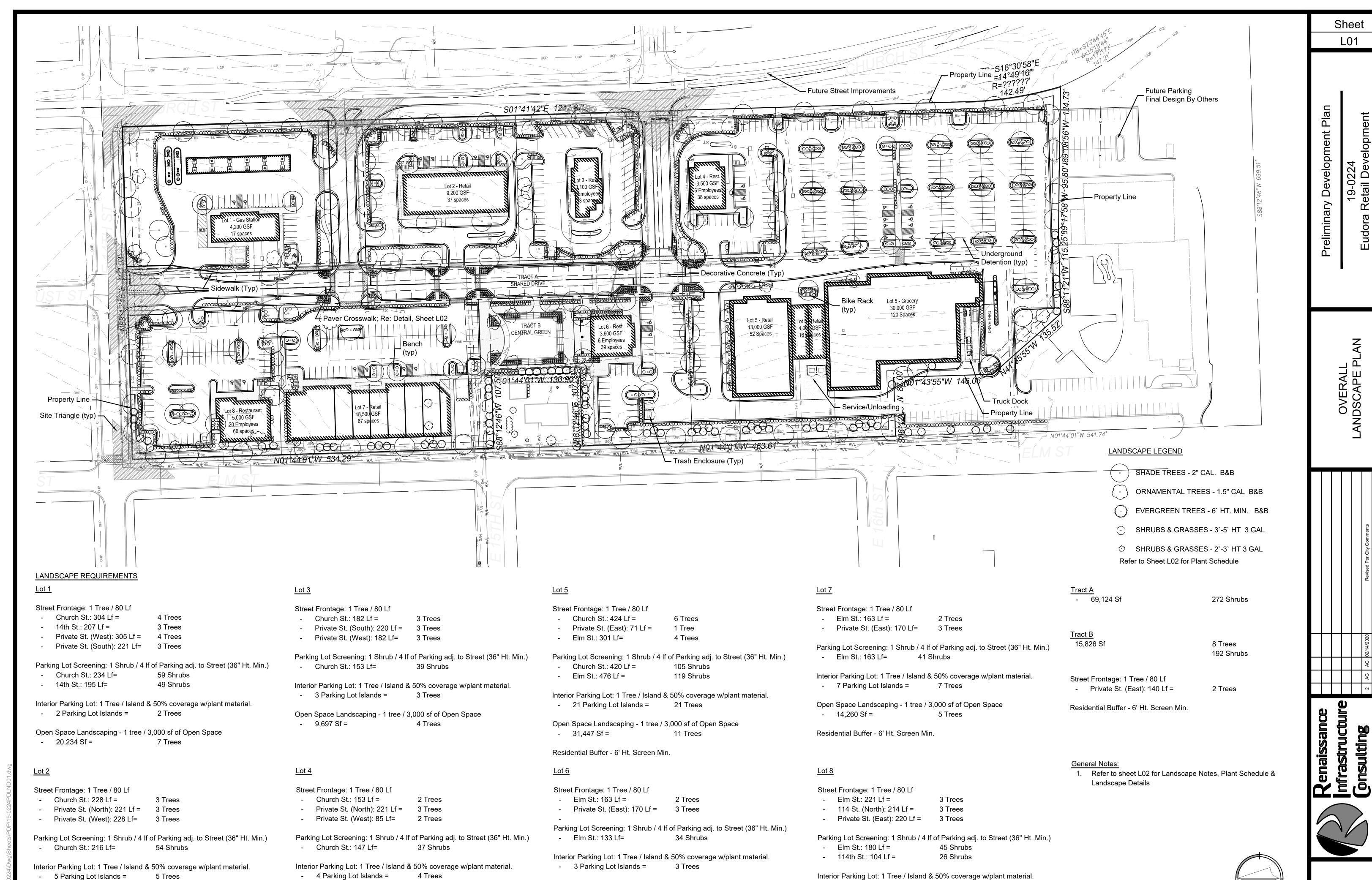
Renaissance

nfrastructur

Consulting

Sheet

C07



Open Space Landscaping - 1 tree / 3,000 sf of Open Space

4 Trees

- 9,784 Sf =

Residential Buffer - 6' Ht. Screen Min.

Open Space Landscaping - 1 tree / 3,000 sf of Open Space

3 Trees

- 7,797 Sf =

5 Parking Lot Islands =

Residential Buffer - 6' Ht. Screen Min.

- 13,757 Sf =

5 Trees

5 Trees

1"=60' 0 30' 60'

Open Space Landscaping - 1 tree / 3,000 sf of Open Space

Open Space Landscaping - 1 tree / 3,000 sf of Open Space

4 Trees

- 10,529 Sf =

LANDSCAPE NOTES

REPRESENTATIVE.

- 1. ALL LANDSCAPING SHALL CONFORM TO THE APPROVED DEVELOPMENT DESIGN GUIDELINES AND THE CITY OF EUDORA LANDSCAPE CODE. WHICHEVER IS MORE STRINGENT.
- 2. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- 3. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- 5. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- 6. ALL PLANTING BEDS SHALL BE EDGED WITH A V-CUT NATURAL EDGE OR STEEL EDGE. ALL EDGING PER LOT OWNER.
- 7. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- 8. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- 9. ALL TREES SHALL BE STAKED PER DETAIL.
- 10. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT
- 11. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- 12. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- 13. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- 14. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. INDIVIDUAL LOT IRRIGATION SHALL BE PER LOT OWNER. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE.

CONCEPT PLANT SCHEDULE

(N) - Designates Native Species (A) - Designates Adaptive Species SHADE TREES - 2.5" CAL. B&B 153 (N) Ginkgo biloba `Autumn Gold` TM / Maidenhair Tree (N) Gleditsia triacanthos 'Skyline' / Skyline Honey Locust (N) Gymnocladus dioica / Kentucky Coffeetree (N) Nyssa sylvatica 'Wildfire' / Black Gum

(N) Quercus bicolor / Swamp White Oak (N) Quercus macrocarpa / Burr Oak

(N) Quercus rubra / Red Oak

(N) Quercus shumardii / Shumard Red Oak

(N) Ulmus americana 'Valley Forge' / American Elm (A) Zelkova serrata `City Sprite` TM / City Sprite Zelkova

ORNAMENTAL TREES - 1.5" CAL B&B

(A) Betula nigra `Heritage` / Heritage River Birch (N) Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud

(A) Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood

(A) Cornus kousa / Kousa Dogwood

Magnolia virginiana 'Jim Wilson' / Moonglow Sweet Bay Magnolia (N) Malus x 'Prairifire' / Prairifire Crab Apple

(N) Malus x 'Spring Snow' / Spring Snow Crab Apple

EVERGREEN TREES - 6' HT. MIN. B&B (N) Juniperus virginiana 'Canaertii' / Canaerti Juniper (N) Juniperus virginiana 'Hillspire' / Hillspire Juniper

> Picea abies / Norway Spruce Picea pungens 'Fat Albert' / Colorado Spruce Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine Pinus strobus / White Pine

(N) Taxodium distichum / Bald Cypress

SHRUBS & GRASSES - 3'-5' HT 3 GAL 1,645 (N) Aronia melanocarpa `Morton` TM / Iroquis Beauty Black Chokeberry

Forsythia x intermedia `Gold Tide` TM / Gold Tide Forsythia Ilex verticillata 'Nana' / Red Sprite Winterberry

(N) Itea virginica 'Henry's Garnet 'Henry's Garnet Sweetspire

(A) Juniperus chinensis 'Gold Lace' / Gold Lace Juniper

(A) Juniperus chinensis 'Sea Green' / Sea Green Juniper

(A) Miscanthus sinensis 'Gracillimus' / Maiden Grass (A) Miscanthus sinensis 'Morning Light' / Eulalia Grass

(N) Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass

(N) Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark

(N) Schizachyrium scoparium 'Prairie Munchkin' / Prairie Munchkin Little Bluestem Taxus x media `Densiformis` / Dense Yew

Weigela florida 'My Monet' / My Monet Weigela

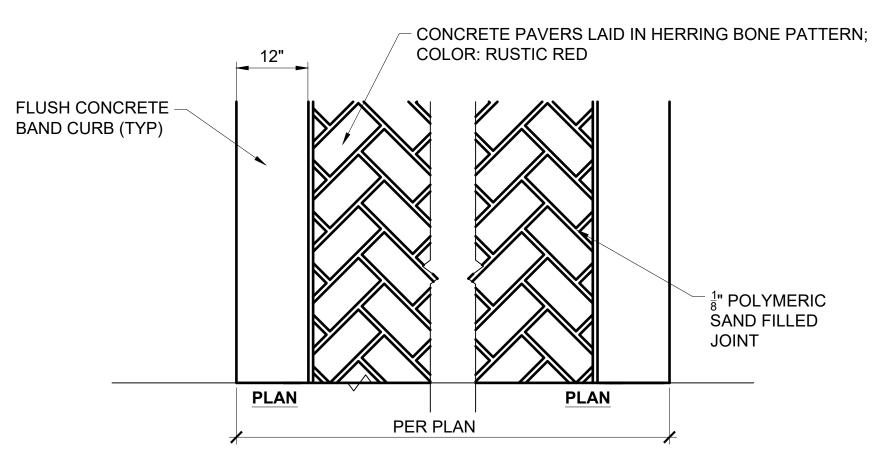
SHRUBS & GRASSES - 2'-3' HT 3 GAL (A) Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass

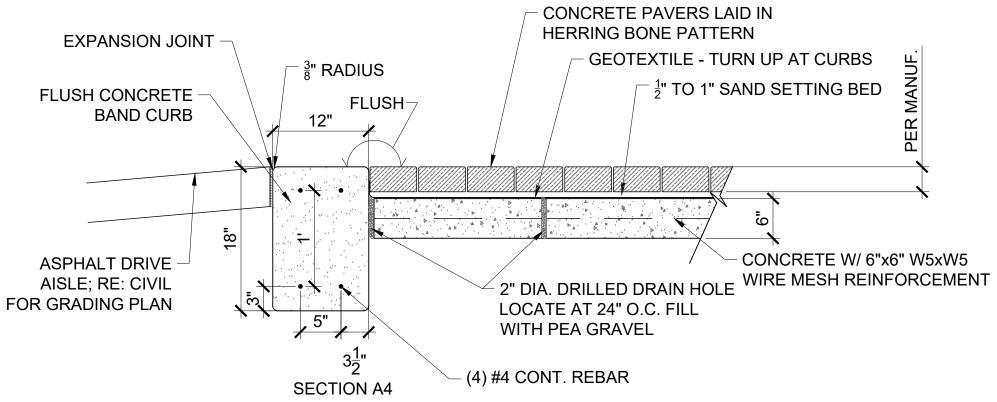
> (A) Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood (A) Juniperus horizontalis 'Hughes' / Hughes Juniper

(A) Juniperus sabina 'Buffalo' / Buffalo Juniper

(A) Juniperus squamata 'Blue Star' / Blue Star Juniper (A) Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass

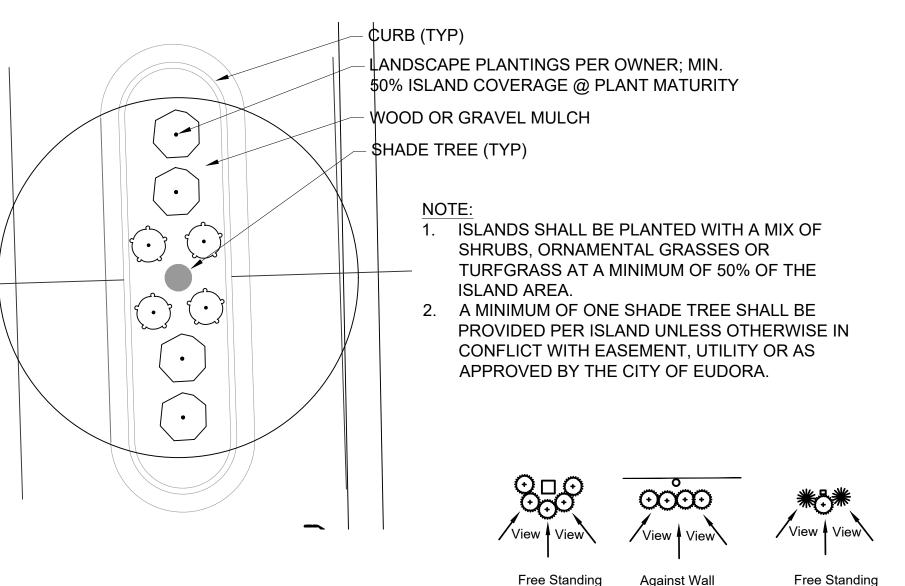
(A) Perovskia x `Little Spire` / Russian Sage (N) Sporobolus heterolepis / Prairie Dropseed





- ROADWAY PAVERS 3\frac{1}{8}\text{" THICKNESS MINIMUM.
- 2. PATIO PAVERS 2 3" THICKNESS MINIMUM
- CONCRETE BASE MINIMUM 2% SLOPE FROM CENTERLINE TO CURB. REFER TO CIVIL FOR
- 4. PROVIDE EXPANSION JOINT SAW CUTS @ 10' O.C. @ 1" DEPTH THROUGHOUT BASE SLAB.
- PAVERS SHALL BE SET FLUSH, SLOPE AS INDICATED ON THE GRADING PLAN 6. PAVERS BASIS OF DESIGN (OR APPROVED EQUAL):
- CROSSWALK PAVERS: 4"X8" BELGARD HOLLAND STONE, COLOR: RED
- PATTERN: HERRINGBONE
- 7. NO BROKEN OR CHIPPED PAVERS WILL BE ACCEPTED, CONTRACTOR SHALL STORE PAVERS ON SITE TO PROTECT DURING CONSTRUCTION.
- ALL INSTALLED PAVERS SHALL BE PROTECTED DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE A MOCK-UP OF EACH PAVER TYPE, SHOWING PATTERN, SETTING, JOINT FILL & COLOR. MOCK-UP SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. MOCK UP SHALL BE A MINIMUM OF 5'X5'
- 10. ALL JOINTS SHALL BE PER MANUFACTURERS RECOMMENDATION AND FILLED FULL WITH POLYMERIC JOINT SAND AND VIBRATED.

CROSSWALK PAVERS



Transformer

TYPICAL PARKING LOT ISLAND LANDSCAPE COVERAGE

Free Standing Small Box

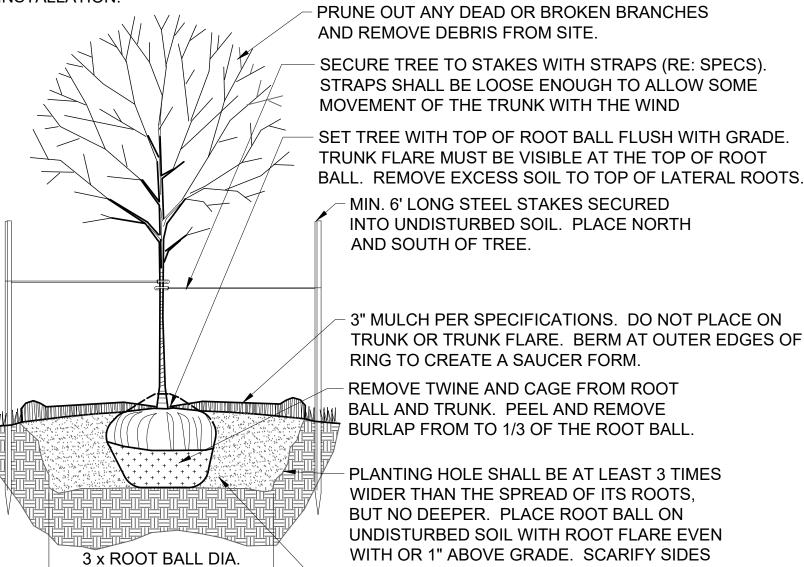
Clustered Boxes

1. UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE AND SCREENED FROM PUBLIC VIEW

2. ALL LANDSCAPE UTILIZED FOR UTILITY SCREENING SHALL BE CAPABLE OF SCREENING WITHIN 3 YEARS OF PLANTING. 3. ACCESS TO UTILITY BOXES SHALL BE FROM THE NON-SCREENED SIDE

TYPICAL UTILITY BOX SCREENING DETAILS - NTS

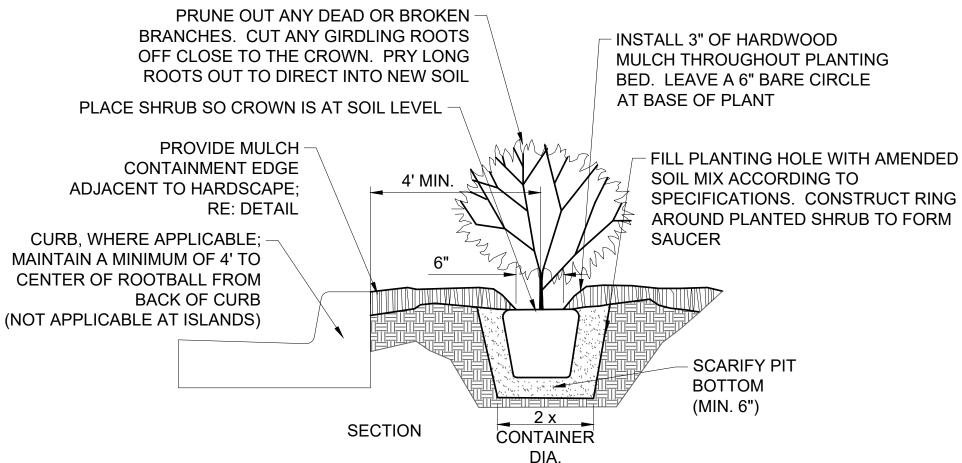
- 1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
- 2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



DECIDUOUS TREE PLANTING DETAIL - NTS

AND BOTTOM OF PIT.

AMEND SOIL ACCORDING TO SPECIFICATIONS



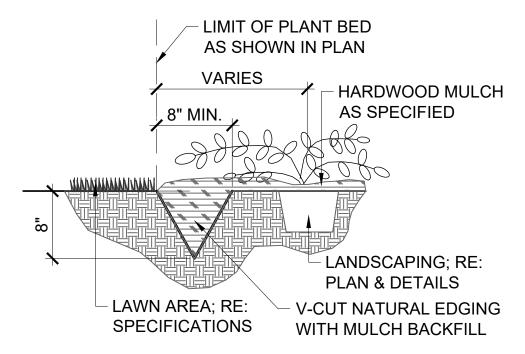
- REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
- CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
- 4. WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4' MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

SHRUB PLANTING DETAIL - NTS

NOTES:

SECTION

- 1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
- 2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
- 3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.



V-CUT NATURAL EDGE DETAIL - NTS

L02

Sheet

Development reliminary

sulting



February 14, 2020

Dave Knopick, AICP City of Eudora

Re: Deviation Requests for Nottingham Development

Mr. Knopick & Commission Members:

Please find the detailed descriptions below regarding the deviation requests for the Nottingham Development. The following deviations are being requested:

City Code Section 16-306 Commercial District

- Section 5(b): Setbacks
 - o Side Interior Req. 10'
 - Interior Proposed: 0'
- Section 5(c): Landscape Area
 - o Required: 25%
 - Proposed:
 - Lot 5: 19%

City Code Section 16-501 – Parking Requirements

- Section (2): Parking in Yards
 - o Interior Side Parking Setback for Commercial uses: 5'
 - Interior Proposed: 0'

City Code Section 16-310 POD - Planned Overlay District

- Section (f): Definition of Substantial Changes
 - Required:
 - Increases in total floor area of all nonresidential building greater than 10%
 - Increases of lot coverage greater than 5%
 - Decrease of areas devoted to open space greater than 5% or the substantial relocation of such areas
 - Proposed:
 - Increases in total floor area of all nonresidential buildings greater than 15%
 - Increases of lot coverage greater than 15%
 - Decrease of areas devoted to open space greater than 15% or the substantial relocation of such areas
- Section (g): Definition of Minor Change
 - Required:
 - Increases of lot coverage less than 5%
 - Decreases of areas devoted to open space less than 5%
 - Proposed:
 - Increases of lot coverage between 10% 15%
 - Decreases of areas devoted to open space less between 10% 15%
 - Staff Approval for lot coverage less than 10%



 Staff Approval for decrease of areas devoted to open space less than 10%

For each deviation, a detailed description of what is being requested has been identified below:

City Code Section 16-306 Commercial District

Section 5(b): Setbacks

A deviation request is being submitted for a reduction to the internal side yard setbacks from the required 10' to 0' to enhance usable space and encourage interconnectivity throughout the interior of this property. With this POD submittal, the final design of each lot will be determined by a Final Development Plan submitted by each user. Having a 0' interior side yard setback will reduce restrictions on building locations as they relate to the other lots. All front & rear setbacks will be maintained per the city code.

Approval of this request will not adversely affect the rights of adjacent property owners outside of this development. All requests are for internal side yards.

Section 5(c): Landscape Area

A deviation request is being submitted for a reduction to the landscape area for Lot 5 as identified on the submitted POD plan. This reduction from the required 25% to 19% is to allow for development over-flow parking that can be used during community events, park & rec/pool parking over-flow and general shared parking throughout the Nottingham Development. As the uses shown on Lot 5 require a more expansive parking lot, having the additional parking in this area will go unnoticed.

Approval of this request will not adversely affect the rights of adjacent property owners. The additional parking will most likely reduce parking issues for the parks & rec building and be welcomed for community events held at the Nottingham Development.

City Code Section 16-501 - Parking Requirements

A deviation request is being submitted for a reduction to the interior parking lot setback for commercial uses from 5' to 0'. This reduction is setback will allow for the placement of shared parking lots which may be needed with final design.

Approval of the request will not adversely affect the rights of adjacent property owners. As this is internal to this development, it will have no impact outside of this property.

<u>City Code Section 16-310 POD – Planned Overlay District</u>

A deviation request is being submitted for sections (f) & (g) of 16-310.

This POD application includes both site plans and design guidelines that give direction and allow future tenants to design each lot under strict guidance to ensure that this development is cohesive, planned and meets the expectations of the citizens of Eudora. This request to alter the definition of "Substantial" and "Minor" changes to the plan is to allow for this development to streamline small changes (as described above) under City Staff approval.



Please feel free to call at 816.800.0957 or send an email to agabbert@ric-consult.com with any questions or concerns regarding these deviation requests.

Sincerely,

(and All

Andy Gabbert, PLA, LEED AP

RENAISSANCE INFRASTRUCTURE CONSULTING

NOTTINGHAM CENTER COMMERCIAL DEVELOPMENT

TENANT CRITERIA

2020-02-25

Section One

Introduction

Section Two

Architectural Design Standards

- Architectural Details
- Exterior Building Materials Palette
- Hardscape Details
- Bicycle Parking

Section Three

Single Tenant Buildings

Section Four

Landscape and Hardscape

Section Five

Tenant Sign Criteria

Section Six

Engineering Overview – General

S E C T I O N 1

INTRODUCTION

Design Summary

The scale and nature of the Nottingham Center is to be a Neighborhood Commercial Development. By offering services that meet weekly and daily needs of the residents, Nottingham Center becomes a convenient, comfortable asset to the residences of this community.

The buildings will have a scale that is more in tune with the Main Street character of Eudora while still providing convenient vehicular and pedestrian connectivity as a public place of commerce. Quality materials shall be used on the commercial development structures throughout. Pots, planters, pavers and building reliefs shall be experienced at the pedestrian scale to enhance the overall customer experience.

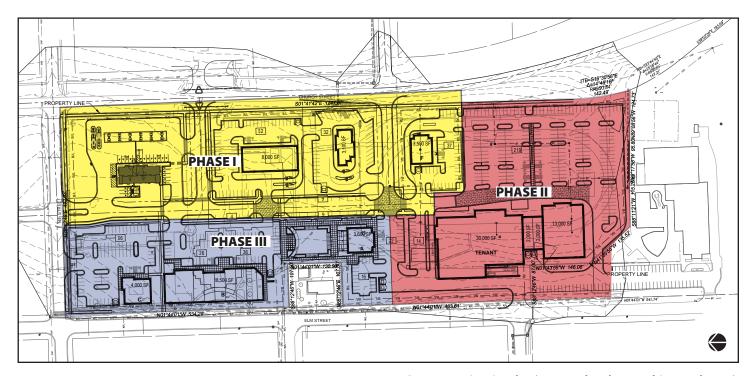
The architecture will be welcoming, attractive, and familiar echoing the existing fabric of the downtown both in materials and scale.



Site

The project is located in Eudora, Kansas bounded by Elm St., E 14th St., and Church St.





Representative site plan (current plan shown subject to change).

Manual Intent

This manual has been prepared to assist the Tenant's architect and engineer(s) in the preparation of drawings and specifications that will meet Nottingham Center design criteria. Our objective is to allow the maximum expression of each tenant's individual personality and character while maintaining a cohesive design theme throughout the development.

This manual has been prepared to guide you, your architect, store designer, and contractor in expediting the design, construction, and opening of your store. This information includes guidelines for your architect, Tenant's construction responsibilities and your contractor's requirements. It is the Tenant's sole responsibility to provide a copy of the Tenant Design Criteria Manual to the parties involved in the design and building of the Tenant's space. The Tenant and their consultants assume the following obligations as part of the overall design process:

- Fulfill the intent of the Tenant Design Criteria both in concept and detail.
- Determine and respond to the actual physical conditions of the Tenant space.
- Review and meet the requirements of all applicable building and zoning codes.
- Assure that the actual construction of Tenant improvements is executed to meet Owner approved design, material, and detail requirements of the project documents.

Tenants are encouraged to carefully review submission requirements and timelines contained within the criteria and discuss their specific needs or alternate designs with the Owner's representative early in the design process. This will avoid unnecessary delays in opening their stores.

The criteria herein is not intended to contradict any code and zoning requirements that may govern this project. It is the responsibility of the Tenant's architect, engineers, and contractors to comply with all applicable codes and accessibility requirements. Any questions concerning the information presented in this manual should be brought to the Tenant Coordinator's attention as soon as possible to minimize design revisions.

The Information Program consists of:

Tenant Design Criteria Manual (TDCM). Tenant Lease Outline Drawing (LOD). Base Building Construction Documents (if necessary).

Note: The lease/sale agreement requires that all Tenant plans be prepared by an architect and engineer(s) licensed by the State of Kansas.

Please submit the following information:

CBC Real Estate Group

Attn: Mike Belew

Send to:

	4706 Broadway St., Suite 240 Kansas City, MO 64112	
Tenant Nan	me:	
Space No.:		
Architectura	al Firm:	
Contact Na	nme and Title:	
Address:		
E-mail:		
Fax		

APPLICABLE CODES:

Building Code:

International Building Code – 2018 Edition

Residential Code:

International Residential Code - 2018 Edition

Mechanical:

International Mechanical Code – 2018 Edition

Plumbing:

International Plumbing Code – 2018 Edition

Electrical:

National Electrical Code - 2005 Edition

Fire Code:

International Fire Code – 2018 Edition

Gas Code:

International Fuel Gas Code - 2018 Edition

Energy:

International Energy Conservation Code – 2018 Edition

Accessibility Code:

ICC A117.1-2009 Accessible and Usable Buildings and Facilities

LOCAL UTILITY COMPANIES:

Electrical/Sewer & Water:

City of Eudora 4 E. Seventh St. Eudora, KS 66025 Phone: 785-542-4112

Gas Company:

Atmos Energy Corporation PO Box 650205 Dallas, TX 75265-0205

Phone: 888-286-6700

PROJECT DIRECTORY:

Owner:

City of Eudora Barack Matite 12 East 7th Street Eudora, KS 66025 Phone: (785) 542-2153 Fax: (785) 542-1237

Project Developer:

SCV Office LLC c/o Mike Belew 4706 Broadway St., Suite 240 Kansas City, MO 64112 Phone: 816-285-9553

Owner's Architect:

Slaggie Architects 4600 Madison Ave., Suite 350 Kansas City, MO 64112 Phone: 816-756-1958 Fax: 816-756-1795

Construction Manager:

Monarch Build Eric Turner 8100 Newton Street, Suite 300 Overland Park, Kansas 66204 913.942.2400

Landscape Architect:

Renaissance Infrastructure Consulting 132 Abbie Avenue Kansas City, KS 66103 Phone: 913-317-9500

Civil Engineer:

Renaissance Infrastructure Consulting 132 Abbie Avenue Kansas City, KS 66103 Phone: 913-317-9500

TENANT DESIGN HANDBOOK DEFINITIONS

Blade Sign:

Supplemental signage installed perpendicular to the storefront for visibility to pedestrians. All signage is to be provided by Tenant, and approved by the Owner's Architect.

Commercial Development or Owner's Bulkhead:

Element above Tenant's entry and glazing and below the Owner's ceiling at multi tenant buildings. It defines the height of a Tenant's facade. Tenants will not be permitted to use a storefront system that does not extend up to the Owner's bulkhead. Tenants shall install all required vapor barrier and gypsum board sheathing at bulkhead.

Construction Coordinator:

Tenant is responsible for overseeing construction, compliance per Lease Agreement and coordination with the Owner.

Curtain Wall:

A non-bearing exterior building wall, between piers or columns that is not supported by the beams or girders of a skeleton frame.

Demising Partition:

A common, rated wall between two adjacent shops or between a shop and a common area. The centerline of the demising partition defines each Tenant lease premises. Demising walls shall be constructed of 6" or 8" metal studs. Gypsum board sheathing and sound insulation shall be supplied and installed by the Tenant unless otherwise specified in the Lease Agreement.

Building Facade Control Area:

The area below the bulkhead at the building facade and 10'-0" behind the lease line. The Owner reserves the right to require above average materials in this area and to apply all tenant sign criteria guidelines, submittals, and approvals within this area.

Facades:

The exterior face of the building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

Graphics:

Lettering, symbols, and logos used for signage at the storefront and/or throughout the store interior.

Lease Line:

The line shown on the Tenant Lease Outline Diagram (LOD) which defines the confines of the Tenant's demised premises.

Commercial Development Common Area:

Commercial Development streetscape, sidewalks, parking lots, service halls, restrooms (if any), landscaping, children's play areas, etc., and all other areas of the Commercial Development not part of a defined lease premises.

Owner's Architect:

Owner's architectural representative responsible for overall design concept of the Commercial Development, and responsible for review of Tenant's submitted design documents for compliance with Commercial Development design standards.

Owner:

Referred to as Owner or Owner in the Tenant Design Handbook. Person(s) responsible for overall development of Business Park, including leasing activities with potential Tenants for each Owner completed building.

Lease Outline Diagram (LOD):

Drawings generated by Owner's Architect for the Owner, indicating characteristics of Tenant's space. This includes the location relative to the overall Business Park, leasable and usable dimensions of space, leasable area, mechanical and electrical capacities, and exterior elevation of Tenant's space with materials indicated.

Mechanical Zone:

A "mechanical zone" has been designed to accommodate roof top unit placement. The "mechanical zone" shall be located per the building shell construction documents. Roof top equipment shall not be placed outside of the "mechanical zone." In the event that a Tenant requires roof top equipment located outside the "mechanical zone," the Tenant is required to submit calculations prepared by a certified structural engineer for review by the building shell structural engineer. Additional engineering services and any additional reinforcing shall be at the Tenant's expense.

Sign Block:

Rectangular areas on building elevations which define the allowable sign areas. Sign areas shall be in conformance with local sign ordinances and this criteria.

Simulated:

Artificially produced to look or seem like a natural building material.

Soffit:

The exposed undersurface of any overhead component of a building such as an arch, balcony, beam, cornice, lintel, or vault.

Tenant Name:

Official name of the Tenant as written in the lease documents.

S E C T I O N 2 ARCHITECTURAL DESIGN STANDARDS

Nottingham Center

Nottingham Center shall be a delight to the senses. This neighborhood Commercial Development shall be designed to connect Tenants both visually and physically to the outdoors. The encouraged use of colonnades, trellises, and gathering spaces to create "outdoor" rooms will strengthen a sense of community while enhancing the experience of the visitors and employees. Use of both traditional and modern materials will adeptly mix the familiar with the dynamic to create a contemporary fusion of architectural styles. Very simple lines punctuated with architectural elements at important thresholds will create interest for motorists along adjacent streets while affording tenants to have a stronger presence.

At the pedestrian scale, use of high-quality building materials (brick and stone masonry, metal cladding and trim) along with hard canopies, and large, expansive building facades shall create an attractive, inviting experience. Shading devices (canvas awnings, and trellises) along with loggias, porticos, and breezeways will allow visitors and employees to seek refuge from inclement weather or the harsh effects of a hot summer day. In these areas one may find comfortable outdoor seating areas throughout the development.



ARCHITECTURAL DESIGN STANDARDS

Style

The style shall be described as Main Street Americana Modern where the buildings seem "grounded" with an informal design yet sense of permanence common throughout Kansas and much of the mid-west. This familiar, comfortable environment shall be in alignment with nature in crisp, clean building forms in an understated grandeur. The use of native, eco-friendly masonry materials such as Kansas limestone and brick coupled with rustic siding applications of wood, stucco, and other sustainable materials shall be the palette. We shall encourage the use of materials produced locally to be good stewards of the environment. The result is to create a sense of place and permanence for this development.









General Guidelines

Project Design Review Process to be prepared in coordination with Eudora Development Team. Planning shall address all sites within the redevelopment area, guidelines, and plans as submitted. The above projects mentioned are subject to final review and approval by the Developer and local Public Authorities.

Commercial Guidelines General

Commercial uses in commercial areas are encouraged to be mixed and integrated. Multi-building complexes, including building development on adjacent lots in different ownership, shall exhibit a unity of design through the use of similar elements including, but no limited to: heights, roof lines, materials, colors, ornamentation and decoration, window arrangement, sign location on facades, and other themes. These guidelines are meant to achieve an overall cohesive look for the redevelopment, while allowing some individual expression.

It is understood that large anchor tenants have individual corporate identities. A large anchor tenant may be afforded an interpretation of the development design criteria to be approved by the Developer and local Public Authorities. Each tenant is encouraged to design within the parameters set forth in the criteria in order to blend with the development.

Materials

A minimum of 80% of the exterior finish material on all facades that face a street or provide public access from parking lot shall be constructed of glass, brick, stone, real or cast stone, textured stucco or enhanced concrete panels.

A continuous masonry base with a minimum height of 2'-8" AFF is encouraged to be used in all buildings.

Enhanced Concrete panels may incorporate casting of facing brick into the surface to give the appearance of a masonry wall or similar high finish applications with City approval.

Metal is permitted in a decorative or accessory role, using only concealed fasteners.

The use of wood and wood composite as exterior cladding shall be considered if stable, maintenance free, and utilized in a tasteful, integrated manner, and is not the predominant exterior cladding.

Colors

The predominant colors of building exteriors shall be compatible with the colors of adjacent buildings in character with the downtown area, generally providing a complimentary diversity. Colors in the earth tone palette are encouraged. Trim is encouraged to be of a contrasting color. (See materials palette Section 2 Page 8)

Façade

Building facades will express variations in form through materials and slight variations in set backs along the façade.

Walls facing a public street or places of public access, including parking lots and courtyards, shall include windows or other architectural features customarily found on the front façade of a building, such as awnings, cornice work, edge detailing, or decorative finish materials compatible with human scale. These walls will also be required to be enhanced through architectural details and features, building heights, and color.

Primary entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, overhands, railings, balustrades, and other features where appropriate. Any such element used shall be architecturally compatible with the style, materials, colors, and details of the building as a whole.

All sides of a building shall include similar details and materials so as to achieve four-sided architecture when facing a public right of way, and minimize the appearance of the "back" or the service side of a building seen from surrounding uses.

Awnings and/or canopies are to be provided at all primary building entrances and along the primary retail facade. Awnings and canopies will be made of materials that compliment approved exterior building materials and will be integrated as part of the overall building design. Plastic awnings or canopies are not permitted.

A consistent theme or compatible color or pattern will be incorporated throughout the various buildings. Business identity and address identification may be incorporated into awnings and canopies.

Buildings with multiple storefronts shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures to create complementary character.

Rooftop screening for RTU's will be provided to protect against adjacent viewing.

Glass/Window

Glass shall be clear or lightly tinted only. Opaque applications shall not be applied to the glass surface unless part of a window signage system. Sliding doors and sliding windows are permitted in facades facing a public street with justification and pending design review.

Roofs

All rooftop equipment (RTU's) shall be enclosed in building material that matches the structure or is visually compatible with the structure.

Parapets to screen RTU's may be appropriate pending design review.

Site Design

Partially shield parking lot pavement from the street by berming, and/or landscaping as required by the Director of Planning and Development and/or governing ordinance. Loading areas shall be buffered with landscape materials in conjunction with earthen berms and screen walls. Other appropriate screening options may be permitted pursuant to design review.

The site shall provide a pedestrian-oriented environment, including measures for safety and ease of movement between streets and buildings, across parking lots, and between buildings via designated and clearly defined pedestrian routes which may include raised walkways, pattern paving, landscaping, and other traffic calming applications.

Dumpster enclosures must be constructed of the same or complementing material as the adjacent building with landscape screening if allowed. Dumpster enclosure shall be comprised of integrally faced block or brick masonry.

The grounds around building should be landscaped with shade trees, evergreen trees or shrubs, and flower planting areas. Utility boxes shall be screened with landscaping.

Provide irrigation for all major planting areas as required by the Director of Planning and Development.

A general average minimum distance of 15 feet is required between a parking lot and the facade of the building for sidewalk and landscaping purposes unless otherwise agreed upon by City Development Department staff, or as part of specific tenant requirements.

Prohibited Uses:

No use shall be allowed that is not allowed in the Eudora City ordinance for this location, except that Gasoline and Fuel Sales and Vehicle repairs shall be allowed. In addition, the following uses are specifically prohibited:

Adult media store, Adult motion picture theater, Sex shop, Check cashing store, Pawn shop, Recreational vehicle park, Blood/plasma center or Tattoo Shop and light equipment sales/rental outdoor.

All uses identified as a "Special Use" area will be required to apply for a permit through the Special Use Permit Process.

Concept Elevations



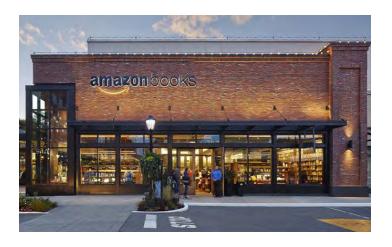
Details

It is encouraged that Tenant facades may have garage, or sliding doors to open to the outside. The use of patterned or punched metal on canopies, screens, along with environment graphics shall provide accents throughout the development creating a common, harmonious look. This may be in the form of rustic ironwork pervasive in this architecture.

Landscaping shall be comprised of native plantings and grasses found in the prairie with low-maintenance, low-irrigation characteristics. Smaller, ornamental trees shall provide color without sacrificing views of tenants. Splashes of color will be found in annual plantings at entrance thresholds as well as large decorative pots marching along the pedestrian walkways.

All tenant signage will be tastefully displayed with individual, reverse-channel letters in standardized sizes and formats to have a consistent, cohesive appearance. See Section 5, Tenant Sign Criteria.

Dumpsters and other back-of-house services important to the development will be carefully located with minimal visual impact and properly screened from view, yet clad with masonry to match building architecture.

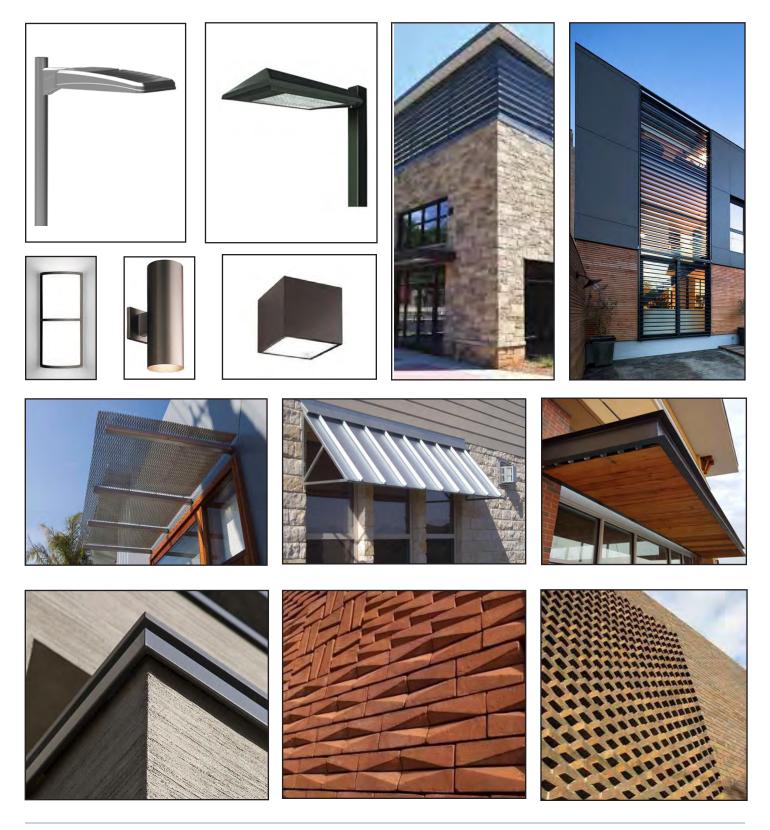








Architectural Details



Exterior Building Materials Palette



ARCHITECTURAL DESIGN STANDARDS

Hardscape Details





















Bicycle Parking

The Tenant is encouraged to provide at least 3 short-term bicycle parking spaces or short-term bicycle spaces equal in number to at least 10% of the actual number of off-street vehicle parking spaces provided, whichever is greater. "Inverted-U" or "staple" type bike racks are preferred. Locations shall be close to entrances and not next to trash dumpsters. The city planning and development director is authorized to approve alternative designs that offer an equivalent level of safety, security and effectiveness.





S E C T I O N 3 SINGLE TENANT BUILDINGS

SINGLE TENANT BUILDING USERS

General Design Criteria

The Owner has provided general design criteria in Section 1 and as follows for Tenant to adhere to. A nationally recognized tenant may be afforded an interpretation of this design criteria and apply it to its prototype facade for approval by Owner but the building must take on the flavor of the Commercial Development. Each Tenant is required to design within the parameters set forth by the Commercial Development.

Building/Facade Design

The use of imaginative forms, approved materials, approved color combinations, and graphics is encouraged. Only original and innovative modifications of the overall design criteria will be approved.

Tenant facades need to reflect a dramatic and individual design image, while containing common design elements of the Commercial Development. This criteria is intended to establish design standards to encourage out parcel buildings to become a unique, yet consistent part of the overall Commercial Development.

These criteria are a basic "set of tools" that the Tenant is required to work with and expand upon. Criteria are written to encourage some freedom of individual expression, and to provide a common point of departure for all Tenants while adhering to the guidelines.

The building facades should be designed to give an innovative design concept. Tenants are encouraged to take full advantage architecturally of the design standards.

National or regional tenants who have a typical or recognizable building design are expected to review the design of the Nottingham Center criteria and adjust their design to ensure compatibility and compliance with these criteria.

Required Exterior Building Materials

Refer to Appendix for Material Boards and building facade exhibits.

- Main building facades 25% minimum approved masonry materials on all sides of buildings.
- Building parapet cap element pre-finished metal.
 All facades of building.
- Entry façade element maintain a surround with a minimum of 40% approved materials.
- Final Exterior Building Design shall be as designed by or subject to approval of the Owner's Coordinating Architect.
- Exposed pitch roofs roofing tiles shall be a simulated slate or concrete roof tile or an equal product. Gable accents may be acceptable upon approval of Owner's Coordinating Architect.
- Decorative wall Sconces per Commercial Development Standards.
- Medallions or icons with Commercial Development Identity
- Internal gutters and downspouts.

Other acceptable exterior material – subject to Owner design review and approvals:

- Brick Masonry.
- Limestone.
- Selected stone masonry.
- E.I.F.S.

NOTE: Painted or pre-finished siding materials of any kind (shingle or plank) to be used as the primary field material will not be acceptable.

Roofs

The roof materials and roofline compositions shall be consistent or compatible with the Commercial Development design and provide an integral part of the individual building design. The following are acceptable roof materials:

- Typical TPO roof with exterior wall screening parapet.
- Exposed pitch roofs shall be Owner approved simulated slate or concrete roof tile.

All roof slopes and configurations are subject to Owner approval. Absolutely no standing seam metal or asphalt shingles will be allowed.

Site Lighting

The Architect should make every effort to create an exciting and functional lighting program for the needs of the Tenant. Therefore, the Owner has established the following requirements for Tenant lighting:

- Site lighting shall be as per the Commercial Development standards. Owner will provide specifications for tenant design. LED lighting shall be standard source.
- Tenant is responsible for all lighting within the entire out parcel premises.
- No lighting shall be installed outside the out parcel premises.
- Incandescent pendant units may be used for general exterior ambient only if Tenant has established an identity based on this theme or motif, and only at Owner's discretion.

In general, all site lighting shall be in accordance with Commercial Development standards and be shielded to reflect downward or direct light away from residential areas, or any other areas deemed unacceptable by the Owner or the City.

Exterior Furniture

Tenants that have an exterior seating area shall supply exterior furniture per Commercial Development standards (section 2).

Trash Enclosures

All trash enclosures and service areas shall be appropriately screened to reasonably hide them entirely from public view. All trash enclosures and service areas shall utilize the appropriate, and approved masonry materials to match Commercial Development standards. All gates shall be metal/steel construction to match the Commercial Development standard. All trash enclosures shall meet the City codes and planning criteria, and approvals.

Screening

The following items shall be either located out of direct public view or adequately screened by a wall utilizing the appropriately approved masonry materials:

- Gas meters and any associated piping.
- Electric meters and any associated conduits.
- Transformers.
- Trash compactors.
- Any ground installed equipment.
- Trash dumpsters, service areas, recycling bins and grease interceptors.

All roof mounted equipment shall be adequately and completely screened from any adjacent property, public right of ways, and/or pedestrians views by means of exterior building walls or Owner approved equipment screening. All rooftop screening shall be integrally designed into the building by use of roof parapets and walls. Painting of equipment as a method of screening is not allowed.

Civil/Sitework

No construction may proceed on any out parcel pad site prior to receiving notification from the Owner's engineer that the Civil/Sitework plans have been approved. Civil/Site-workplans must be submitted directly to the Owner's Engineer.

The Owner's engineer will review the plans and comments will be issued to the tenant stating either Approved, Approved as Noted, or Returned for Corrections. Civil/Sitework plan submittals shall include, but not be limited to the following plan/profile sheets:

- Site Plan (Approved by Architect)
- Proposed Grading Plan
- Proposed Utility Plan
- Proposed Paving Plan
- Proposed Site Lighting Plan
- Proposed Landscaping Plan

Plan submittals shall also include all details of construction showing type, size, location, and materials for any proposed retaining walls, sidewalks, traffic control signs, or any other structure that is to be located on the property.

The following are the general guidelines for general site design and plan submission. Exception to these guidelines will be evaluated on an individual basis.

Grading Plan

The first floor elevation of the tenant's building shall be the elevation identified on the Owner's grading plan. If the Tenant requires the first floor elevation to be anything other than the elevation given by the Owner, the Tenant shall be responsible for contacting the Owner's Engineer stating the reasons for the new first floor elevation.

Parking lot grades shall not exceed 5.0 percent.

Slopes in green areas shall not exceed 3:1 (horiz:vert.).

Methods to control siltation and erosion of soil onto adjacent properties during construction must be incorporated into the Tenant's design plans. It shall be the Tenant's responsibility to erect and maintain erosion control measures.

The Tenant's pad will be graded to the elevations and specifications as indicated on the Owner's grading plan prior to the tenant taking possession of the pad (contact Owner for plan prior to site design).

Utility Plan

Connections for water service, and sanitary service shall be designed to applicable local, state or federal standards.

Underground stormwater collection systems shall be utilized to collect stormwater runoff for the 10 year storm or as otherwise required by local jurisdictions (overland flow across lot/parcel lines is allowed only in areas where no receiving storm sewer is present).

Storm sewer curb and grate inlets shall be used to collect surface water. All storm inlets shall utilize a filter system to collect debris, trash and sediment. Basis of design: ADS Flexstorm Catch It.

Inlets used shall match those used within the Commercial Development. Plans shall include construction details of inlets (contact Owner's Engineer for appropriate inlet types).

Location of electrical transformer must be shown.

Tenant is responsible for contacting local phone, cable, and natural gas providers to coordinate service locations. Schematic location of these services must be shown on plans.

The use of concrete flumes to direct stormwater across landscaped areas or sidewalks is prohibited.

S E C T I O N 4 LANDSCAPE AND HARDSCAPE

LANDSCAPE DESIGN

Intent Statement:

- To thoughtfully select local, native and/or adapted plant material that creates continuity between open spaces, individual lots and common tracts and provides environmental benefits such as improved storm water quality
- To utilize low water use irrigation systems, technologies and applications throughout

Design Standards:

- All plant material and frequency shall conform with the requirements of the approved preliminary development plan and the City of Eudora code.
- Plant material shall conform to The American Standard for Nursery Stock (ANSI z60.1-current edition)
- Plant material shall be delivered to the site and installed in a healthy condition without significant damage or need of pruning
- Soil tests shall be performed to identify necessary soil amendments to ensure healthy plant growth
- Wood mulch shall be provided in all plant beds and shall be applied as a double ground, aged hardwood mulch. Color shall be dark brown and consistent across development.
- Decorative gravel mulch may be used in lieu of wood mulch for plant beds and mow strips. Decorative gravel shall be locally sourced river rock, quarried within a 500-mile radius from the project site.
- All areas utilizing turf shall be sodded with a Turf-Type Tall Fescue blend and not seeded unless otherwise approved by the developer and City of Eudora. Sod shall be a mix of a minimum of 3 species. No monocultures.

- All landscape areas shall be irrigated. Irrigation shall be a combination of drip and high efficiency spray heads. Controllers shall be smart and provide the EPA WaterSense label. An Irrigation Rain Sensor shall be installed on all irrigation systems
- Single stem trees shall be required for all shade trees. Multi-stem trees shall only be utilized for ornamental varieties.
- Street trees shall be provided adjacent to all street ROW and private drives at 80' O.C. max.
- Where adjacent to private drives and public ROW, parking lots shall be screened using either a 36" height earthen berm or shrubs capable of reaching 36" ht. within 3 years of planting. Shrubs shall be placed at a maximum of 4' O.C.
- Parking lot islands shall be landscape to achieve a minimum of 50% coverage within 3 years of planting. Parking lot islands shall be mulched with wood or decorative gravel. Turf may be used within parking lot islands but shall not count towards the 50% coverage.
- Trash, service and loading areas shall be screened from streets, public view, open areas and pedestrian corridors. All enclosures shall be a minimum of 6' height, designed to be an integral and complementary extension of the building.
- Commercial property adjacent to residentially zoned property shall be screened at 100% with the use of shrubs, evergreen and shade trees. Screening shall be achieved within the 3 year period.

SHADE TREES Design Standards:

- Shade trees shall be utilized for street trees and within all parking lot islands.
- Shade Trees shall be a minimum of 2.5" Caliper measured at 6 inches above finished grade at the time of planting.



Blackgum (Nyssa sylvatica 'Wildfire')

Mature Height: 30'-50' Mature Spread: 20'-30'

Water Preference: Medium to wet Light Preference: Full sun to part shade Maintenance: Slow growing tree. Prune in

Spring.

Pests and Diseases: Some susceptibility to

leaf spot and canker.

Shade Trees



Maidenhair Tree (Gingko biloba 'Autumn Gold')

Mature Height: 40'-50' Mature Spread: 20'-30'

Water Preference: Medium, well-drained

Light Preference: Full sun

Maintenance: Slow growing tree. Prune in

Spring.

Pests and Diseases: Usually pest-free.



Swamp White Oak (Quercus bicolor)

Mature Height: 50'-60' Mature Spread: 50'-60'

Water Preference: Medium to wet Light Preference: Full sun to part shade Maintenance: Generally durable. Prune

while dormant.

Pests and Diseases: Susceptibility to anthracnose, powdery mildew, oak wilt and

insect galls.



Skyline Honey Locust

(Gleditsia triacanthos finermis 'Skycole')

Mature Height: 35'-45' Mature Spread: 25'-35'

Water Preference: Medium, well-drained

Light Preference: Full sun **Maintenance:** Fast growing tree.

Pests and Diseases: Some susceptibility to leaf spot, cankers, borers, and mites. Tolerant

of urban conditions.



Burr Oak

(Quercus macrocarpa)

Mature Height: 60'-80' Mature Spread: 60'-80'

Water Preference: Dry to medium, well

drained

Light Preference: Full sun to part shade **Maintenance:** Slow to moderate growth

rate. Prune while dormant.

Pests and Diseases: Susceptibility to anthracnose, powdery mildew, oak wilt and

insect galls.



Kentucky Coffee Tree (*Gymnocladus dioica*)

Mature Height: 60'-80'

Mature Spread: 40'-55'
Water Preference: Medium to Wet

Light Preference: Full sun

Maintenance: Slow growing tree. Male trees do not have pods.

Pests and Diseases: Usually pest-free. Toler-

ant of urban conditions



Red Oak (Quercus rubra)

Mature Height: 50′-75′

Mature Spread: 50'-75'

Water Preference: Dry to Medium, well

drained.

Light Preference: Full sun to part shade **Maintenance:** Generally durable. Prune

while dormant.

Pests and Diseases: Susceptibility to oak

wilt, mites and insect galls.

Shade Trees



Shumard Red Oak (*Quercus shumardii*)

Mature Height: 40′-60′ Mature Spread: 30′-40′

Water Preference: Dry to medium, well-

draine

Light Preference: Full sun to part shade **Maintenance:** Generally durable. Prune

while dormant.

Pests and Diseases: Susceptibility to oak wilt, anthracnose, scale, bores, mites and

insect galls.



Valley Forge American Elm (Ulmus americana 'Valley Forge')

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Mature Height: 60'-70' Mature Spread: 50'-60'

Water Preference: Medium, well-drained

Light Preference: Full sun

Maintenance: Generally durable. Prune and

spray as needed.

Pests and Diseases: Susceptibility to Elm phloem necrosis wilts, cankers, leaf spot, and beetles. High resistance to Dutch Elm disease.



City Sprite Zelkova (*Zelkova serrata 'City Sprite'*)

Mature Height: 50'-80'

Mature Spread: 50'-80'
Water Preference: Medium, well-drained

Light Preference: Full sun Maintenance: Generally durable.
Pests and Diseases: Susceptible to ice

damage.

ORNAMENTAL TREES Design Standards:

- Ornamental trees utilized shall employ a variety of colors and seasonal interest. Ornamental trees can be utilized near building entries, plaza spaces and other focal points.
- Ornamental trees can be single stem or multistem. Single stem trees shall be a minimum of 1.5" Caliper. Multi-Stem trees shall be a minimum of 6' Ht. at the time of planting.



Kousa Dogwood (Cornus kousa)

Mature Height: 15'-30' Mature Spread: 15'-30'

Water Preference: Medium, well-drained **Light Preference:** Full sun to part shade Maintenance: Benefit from 3-4 inch mulch

protection of roots

Pests and Diseases: Usually pest-free.

Ornamental Trees



Heritage River Birch (Betula nigra 'Heritage')

Mature Height: 30'-40' Mature Spread: 20'-30'

Water Preference: Medium to wet **Light Preference:** Full sun to part shade Maintenance: Fast growing tree. May need supplemental water in drought. Pests and Diseases: Usually pest-free.



Moonglow Sweet Bay Magnoila

(Magnolia virginiana 'Jim Wilson')

Mature Height: 10'-20' Mature Spread: 10'-20'

Water Preference: Medium, well-drained **Light Preference:** Full sun to part shade Maintenance: Benefit from winter protec-

Pests and Diseases: Usually pest-free.



Forest Pansy Redbud

(Cercis canadensis 'Forest Pansy')

Mature Height: 20'-25' Mature Spread: 20'

Water Preference: Medium to wet, well-

drained

Light Preference: Part shade to full sun Maintenance: Benefit from 3-4 inch mulch protection of roots, may need supplemental

water in drought. Pests and Diseases: Susceptible to borers, cankers and verticillium wilt.



Prairiefire Crabapple

(Malus x 'Priariefire')

Mature Height: 15'-20' Mature Spread: 15'-20'

Water Preference: Medium, well-drained **Light Preference:** Full sun to part shade Maintenance: Regular trimming of suckers from base required, thinning crown promotes flowering, prune at any time Pests and Diseases: Usually pest-free.



Cherokee Princess Dogwood (Cornus florida 'Cherokee Princess')

Mature Height: 15'-30'

Mature Spread: 15'-30'

Water Preference: Medium, well-drained **Light Preference:** Full sun to part shade Maintenance: Benefit from 3-4 inch mulch protection of roots

Pests and Diseases: When stressed susceptible to wilt, leaf spot and canker.



Spring Snow Crabapple

(Malus x 'Spring Snow') Mature Height: 20'-25' Mature Spread: 20'

Water Preference: Medium to dry, well-

drained

Light Preference: Full sun

Maintenance: Regular trimming of suckers from base required, thinning crown promotes flowering, prune at any time **Pests and Diseases:** Some susceptibility to apple scab and fire blight, susceptible to Japanese beetle; Good resistance to apple

rust and mildew.

EVERGREEN TREES Design Standards:

- Evergreen trees shall be utilized for screening purposes and intermittently to provide year round color within open space areas.
- Evergreen trees used for screening purposes shall be capable of providing screening within a 3 year period.
- Evergreen trees shall be a minimum of 6' height at the time of planting.



Colorado Spruce (*Picea pungens 'Fat Albert'*)

Mature Height: 10'-15' Mature Spread: 7'-10'

Water Preference: Medium, well-drained

Light Preference: Full sun

Maintenance: Low maintenance tree Pests and Diseases: Some susceptibility to needle cast, canker, rust, aphids, spider

mites and bagworms.

Evergreen Trees



Canaerti Juniper (Juniperus virginiana 'Canaertii')

Mature Height: 20'-35'
Mature Spread: 8'-15'
Water Preference: Medium, well-drained
Light Preference: Full sun
Maintenance: Prune in Spring
Pests and Diseases: Some susceptibility
to blight, scale, Cedar-Apple rust, and
bagworms.



Vanderwolf's Pyramid Pine (*Pinus flexis 'Vanderwolf's Pyramid'*)

Mature Height: 20'-30' Mature Spread: 7'-10'

Water Preference: Medium, well-drained

Light Preference: Full sun **Maintenance:** Low maintenance **Pests and Diseases:** Usually pest-free



Hillspire Juniper

(Juniperus virginiana 'Hillspire')

Mature Height: 15'-30' Mature Spread: 5'-15'

Water Preference: Medium, well-drained

Light Preference: Full sun Maintenance: Prune in Spring Posts and Dispasses Same sus

Pests and Diseases: Some susceptibility to blight, scale, Cedar-Apple rust, and bagworms.

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White Pine

(Pinus strobus)

Mature Height: 50'-80' Mature Spread:20'-40'

Water Preference: Medium, well-drained Light Preference: Full sun to part shade

Maintenance: Prune in spring

Pests and Diseases: Susceptible to blights and rusts and some borers.

ind rusts and



Norway Spruce (Picea abies)

Mature Height: 40'-60'
Mature Spread: 25'-30'
Water Preference: Medium, well-drained
Light Preference: Full sun
Maintenance: Large wind-break tree

Pests and Diseases: Some susceptibility to cytospora, needlecast, spider mites and

bagworms.



Bald Cypress (*Taxodium distichum*)

Mature Height: 50'-70'
Mature Spread: 20'-45'

Water Preference: Medium to wet

Light Preference: Full sun

Maintenance: Loses needles in winter Pests and Diseases: Susceptible to blights,

mites, and cypress moths.

SHRUBS & GRASSES Design Standards:

- Deciduous and evergreen shrubs & grasses shall be planted in areas conducive to successful plant growth
- Shrubs utilized for screening purposes shall be capable of reaching a minimum height of 36" within a 3-year period
- Shrubs and Grasses shall be a minimum of 3-gallon container at the time of planting



Artic Fire Dogwood (Cornus stolonifera 'Artic Fire')

Mature Height: 3'-4' Mature Spread: 3'-4'

Water Preference: Medium to Wet Light Preference: Full sun to part shade Maintenance: Regular trimming of base suckers required. Prune oldest stems in early spring to stimulate growth and red color Pests and Diseases: Some susceptibility to

leaf spot, blight, and canker

Shrubs & Grasses



Iroquois Beauty Black Chokeberry (Iroquois Beauty Black Chokeberry)

Mature Height: 2'-3' Mature Spread: 3'-4'

Water Preference: Wet to medium (but drought tolerant once established) **Light Preference:** Full sun to part shade Maintenance: Trim root suckers in spring if plant size needs to be controlled Pests and Diseases: Some susceptibility to leaf spot and blight



Gold Tide Forsythia (Forsythia x intermedia 'Gold Tide')

Mature Height: 1'-2' Mature Spread: 4' Water Preference: Medium Light Preference: Full sun Maintenance: Prune in late fall

Pests and Diseases: Some susceptibility to

leaf spot and crown gall



Crimson Pygmy Barberry (Barberis thunbergii 'Crimson Pygmy')

Mature Height: 3'-6' Mature Spread: 4'-7'

Water Preference: Dry to medium Light Preference: Full sun Maintenance: Fast growing Pests and Diseases: Usually pest-free



Red Sprite Winterberry (Ilex verticillata 'Nana')

Mature Height: 2.5'-3' Mature Spread: 2.5'-3'

Water Preference: Medium to wet **Light Preference:** Full sun to part shade Maintenance: Requires male pollinator to produce berries. Prune in spring

Pests and Diseases: Some susceptibility to

leaf spot and powdery mildew



Feather Reed Grass

(Calamagrostis acutiflora 'Karl Foerster')

Mature Height: 3'-5' Mature Spread: 1.5'-2.5' Water Preference: Medium to wet

Pests and Diseases: Watch for rust in

Light Preference: Full sun Maintenance: Cut back to ground in late prolonged wet conditions

Henry's Garnet Sweetspire (Itea virginica 'Henry's Garnet')

Mature Height: 3'-4' Mature Spread: 4'-6'

Water Preference: Medium to wet (but drought tolerant once established) **Light Preference:** Full sun to part shade Maintenance: Benefit from 3-4 inch mulch protection of roots, Trim root suckers in spring if plant size needs to be controlled Pests and Diseases: Usually pest-free

Shrubs & Grasses Cont.



Gold Lace Juniper (Juniperus chinensis 'Gold Lace')



Water Preference: Dry to Medium Light Preference: Full sun

Maintenance: Once established only needs

occasional watering

Pests and Diseases: Susceptible to needle

blight and cedar apple rust



Blue Star Juniper

(Juniperus saquamata 'Blue Star')

Mature Height: 1'-3' Mature Spread: 1'-4'

Water Preference: Medium, well-drained

Light Preference: Full sun

Maintenance: Very slow growing shrub Pests and Diseases: Some susceptibility to blights, Cedar-Apple rusts, aphhids, bagworms, scale and spidermites



Sea Green Juniper

(Juniperus chinensis 'Sea Green')

Mature Height: 4'-6' Mature Spread: 6'-8'

Water Preference: Dry to Medium Light Preference: Full sun

Maintenance: Once established only needs

occasional watering

Pests and Diseases: Susceptible to needle

blight and cedar apple rust



Maiden Grass

(Miscanthus sinensis 'Gracillimus')

Mature Height: 4'-7' Mature Spread: 3'-6'

Water Preference: Medium (but drought

tolerant once established)

Light Preference: Full sun to part shade Maintenance: Cut back to ground in late winter. Mulch helps prevent reseeding Pests and Diseases: Some susceptibility to mealybug, Miscanthus blight and leaf rust



Hughes Juniper

(Juniperus horizontalis 'Hughes')

Mature Height: 0.5'-1.5' Mature Spread: 5'-8'

Water Preference: Medium, well-drained

Light Preference: Full sun

Maintenance: Prune in Spring. May have some central die-back with age Pests and Diseases: Some susceptibility to blights, Cedar-Apple rusts, aphhids, bagworms, scale and spidermites



Eulalia Grass

(Miscanthus sinsnsis 'Morning Light')

Mature Height: 4'-6' Mature Spread: 2'-4

Water Preference: Medium, well-drained Light Preference: Full sun to part shade Maintenance: Cut back to ground in late winter. Mulch helps prevent reseeding Pests and Diseases: Some susceptibility to mealybug, Miscanthus blight and leaf rust



Buffalo Juniper

(Juniperus sabina 'Buffalo')

Mature Height: 4'-6' Mature Spread: 5'-10'

Water Preference: Medium, well-drained

Light Preference: Full sun

Maintenance: Prunes well for hedge Pests and Diseases: Some susceptibility to blights, Cedar-Apple rusts, aphhids, bagworms, scale and spidermites



Haense Herms Switch Grass

(Panicum virgatum 'Haense Herms')

Mature Height: 3'-4' Mature Spread: 2'-3'

Water Preference: Medium to wet (but drought tolerant once established)
Light Preference: Full sun to part shade
Maintenance: Cut back to ground in late winter. May loose form in shade.
Pests and Diseases: Some susceptibility to leaf rust, Japanese beetle, thrips, and spider

mites

Shrubs & Grasses Cont.



Hameln Dwarf Fountain Grass (Pennisetum alopecuroides 'Hameln')

Mature Height: 1.5'-2.5' Mature Spread: 1.5'-2.5'

Light Preference: Full sun to part shade Maintenance: Cut back to ground in late winter. Does not reseed true



Prairie munchkin Little Bluestem

(Schizachyrium scoparium 'Prairie Munchkin')

Mature Height: 2'-4' Mature Spread: 1.5′-2′

Water Preference: Dry to medium **Light Preference:** Full sun

Maintenance: Cut back to ground in late

winter

Pests and Diseases: Usually pest-free. May

flop in shade



Russian Sage (Perovskia x 'Little Spires')

Mature Height: 3'-5' Mature Spread: 2'-4'

Water Preference: Dry to Medium Light Preference: Full sun

Maintenance: Cut back to ground in late winter. Plants may flop latter in season Pests and Diseases: Usually pest-free



Prairie Dropseed

(Sporobolus heterolepis)

Mature Height: 2'-3' Mature Spread: 2'-3'

Water Preference: Dry to medium (Drought

Tolerant)

Light Preference: Full sun

Maintenance: Cut back to ground in late

Pests and Diseases: Usually pest-free



Diablo Ninebark

(Physocarpus opulifolius 'Diablo')

Mature Height: 4'-8' Mature Spread: 2'-8'

Water Preference: Dry to Medium **Light Preference:** Full sun to part shade Maintenance: Prune regularly after bloom, older shrub renewal may be triggered by cutting to ground in winter

Pests and Diseases: Resistance to mildew; Susceptible to cankers and leaf spot



Dense Yew

(Taxus x media 'Densiformis')

Mature Height: 3'-4' Mature Spread: 4'-6'

Water Preference: Medium, well-drained **Light Preference:** Full sun to part shade Maintenance: Prunes well into hedge Pests and Diseases: May be susceptible to

winter burn where exposed



Summer Wine Ninebark

(Physocarpus opulifolius 'Summer Wine')

Mature Height: 4'-6' Mature Spread: 4'-6'

Water Preference: Dry to Medium (Drought

Tolerant)

Light Preference: Full sun to part shade Maintenance: Prune regularly after bloom, older shrub renewal may be triggered by cutting to ground in winter

Pests and Diseases: Resistance to mildew;

Susceptible to cankers and leaf spot



My Monet Wigelia

(Wigelia florida 'My Monet')

Mature Height: 1'-1.5' Mature Spread: 1'-1.5'

Water Preference: Medium, well-drained

Light Preference: Full sun Maintenance: Prune after bloom Pests and Diseases: Usually pest-free

HARDSCAPE DESIGN

Intent Statement:

 To create visual interest in pedestrian areas and establish character of the development or special zones.

Design Standards:

Special paving materials shall be used to highlight pedestrian areas associated with crosswalks, building entries & plaza spaces

Crosswalks shall be consistent throughout the development. Basis of Design: Belgard Hollandstone, 4"x8" paver, color: Red, Pattern: Herringbone. All crosswalk pavers shall be rated for vehicular applications.

Colored concrete may be used, colors & patterns shall compliment the building architecture.

Retaining Walls shall be consistent throughout the development. Walls shall be a maximum of 6' height. Walls exceeding 6' height shall be terraced with landscaping. All walls exceeding 30" shall be provided with railings as required to meet safety requirements. Basis of Design: Belgard Highland Stone (3-stone Pattern) with XL Cap. Color: Sandstone.

S E C T I O N 5 TENANT SIGN CRITERIA

Signage Criteria Overview

Signage is an integral design feature of the Tenant's facade. Tenant signage shall be designed to compliment the specific tenant's facade and general building design and support the master plan for Nottingham Center Commercial Development.

The purpose of this section is to define and specify all exterior signage criteria for Nottingham Center Commercial Development. Each Tenant shall provide a signage package for its space.



All sign packages shall be submitted in electronic format for approval at least one hundred twenty (120) days of Lease Commencement Date or building permit to Owner and its designated agent prior to fabrication and installation. If the plans are disapproved by Owner, Tenant shall resubmit them within fifteen (15) days from date of the notice of any disapproval by Owner or its Architect until such plans are finally approved by Owner.

The cost of the fabrication, permitting, and installation shall be the responsibility of each individual Tenant/user. Sign construction is to be completed in compliance with local building code requirements and sign ordinances, and the instructions, limitations, and criteria contained in this manual. In the event of any conflict between the following signage requirements and local governmental ordinances, the more stringent will prevail. Upon

written notice from Owner, Tenant agrees to take such actions as may be necessary to comply at Tenant's expense, with applicable requirements.

The Owner must approve all Tenant signage intended to be visible from outside of the Tenant Premises. Any exterior sign or sign panel that extends above any roof line constitutes a variance. The Owner must specifically approve any deviation from the Signage Criteria in writing.

Tenant signage shall be limited to the Tenant's approved Trade Name as stated in the Lease. The use of a corporate logo or other established corporate insignia shall be permitted only if specifically approved in writing by the Owner. Tag lines or identification of specific products or services are not permitted.

All signage is to be of the highest quality construction. Shop fabrication and painting is required. All attachments, labels, fasteners, mounting brackets, wiring, clips, transformers, disconnects, lamps, and other required mechanisms must be concealed from view. Light leaks are not permitted and sign company labels and stamps must be concealed from view, unless Code requires labels to be visible from below. The Tenant's electrical contractor must be licensed and must perform all electrical connections for Tenant signs.

Municipal Signage Requirements

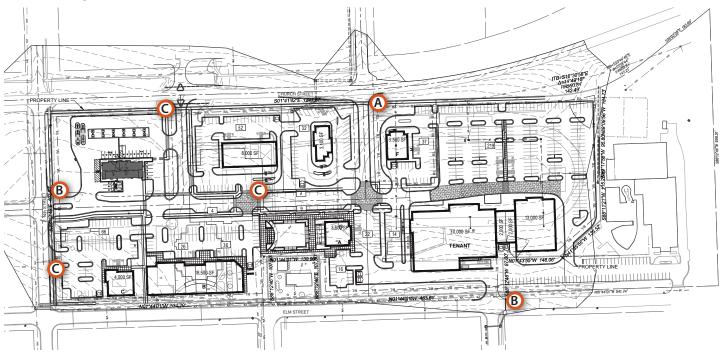
All signs shall comply with applicable codes regarding materials, electrical connections, overall size, and general signage construction. Any permits that may be required by the Jurisdictional Authority shall be the responsibility of the Tenant.

Signage Size and Quantity

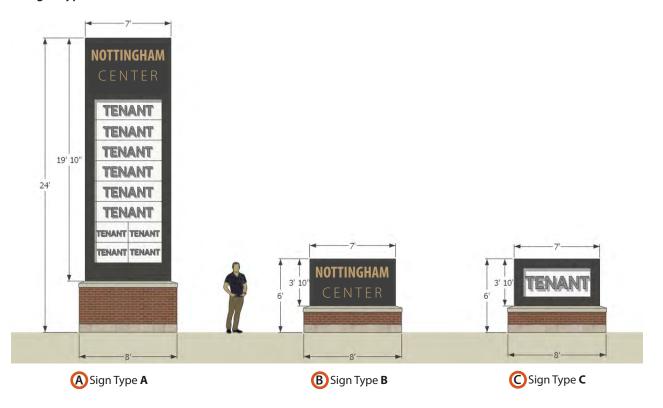
Tenants shall be allowed one primary sign per each distinct building elevation. This primary sign is to be located so as to accent the main tenant entry of the building. Additional, subordinate signs shall be clearly proportioned so as not to compete with the primary signage.

Monument Signs

Monument Signs Location



Monument Signs Type



The Tenant's signage shall be proportional to the overall building façade design, to a maximum of 10% of tenant facade. To encourage design creativity, no maximum letter size has been established, however, the Owner will closely review all signage to confirm the proper relationship between signage and façade.

Signage Location

Since the Owner approved location for Tenant signage will depend on specific design conditions and varying base building façade details, the approved signage location shall be determined based on consultation with the Owner's Architect.

The location of the signage shall specifically coordinate with the Tenant's storefront entry location, awnings, canopies, the character of the base building façade, and other contextual design features.

The Tenant shall locate the main sign on the Tenant's storefront construction or immediately above the Tenant's entry on the base building façade in accordance with Owner's approved location. Tenant signage shall not be placed on top of, or over, base building design elements (i.e., second level windows).

Owner's Approval

Tenant shall provide design information for all signage on all preliminary and working drawings submitted to Owner for review and approval of signage shop drawings.

Signage Shop Drawings

Signage shop drawings submitted by the Tenant shall provide complete information for the Owner to understand the signage design and appearance. Fabrication or installation of the Tenant's signage shall not commence before the Owner's approval of the signage shop drawings is secured. Submitted signage shop drawings shall provide the following information:

- Type and size of all signage and lettering.
- Scaled and dimensioned elevation of the store illustrating each sign location.
- Section or sections through the sign.
- Identify the materials, color scheme, fabrication techniques, illumination, and mounting system.
- Photographs of similar wherever possible.

Permitted Signage Types

- Halo type illuminated signs (reverse channel letters)
 with neon or LED illumination. LED colors
 and suppliers must be reviewed by the Owner –
 particularly white since the brightness levels can be
 highly variable.
- Non-internally illuminated panel sign or individual pin mounted dimensional letters with accent lighting where required (letters or panel shall be minimum 3" thick).
- Decorative blade signs such signs are required to be dimensional. Flat panels with only painted or vinyl graphics are not allowed.
- Lettering on awnings or decorative canopies.
- Small, adhesive or painted lettering on storefront glazing.
- Open-face channel letters with a visually exposed neon tube illumination. Lexan faces may be used to protect channel letters from nesting birds.
- Exposed illuminated neon tubing as part of an intricate, themed, and stylistically appealing sign.

Signage Not Permitted

- Exposed or surface mounted box or cabinet type signs, or any signage with an exposed raceway or electrical connections.
- Individual metal channel letters with illuminated Plexiglas faces.
- Suspended internally illuminated panel signs behind storefront glass.
- Exposed neon tube signs, either in front of or behind the Tenant storefront, where the bare neon tube is fully exposed and not an integrated part of a more intricate, thematic sign are not permitted.
 Specifically, single line neon lettered signs such as "open" signs are not permitted.
- Pole signs taller than buildings.
- Freestanding, moving, rotating, flashing, noise making or odor producing signs.
- Roof-mounted signs.
- Signs that are not professional in appearance.
- Cloth, paper, cardboard and other large stickers, decals, or other temporary looking signs on or around the storefront surfaces.
- Animated signs.
- Banners, except as specifically allowed as special temporary event.
- Electronic digital display, and any effects of movement, and/or flashing inside windows, doors, and on ground floor visible from any right of-way.

SPECIFIC SIGN TYPE CRITERIA

Internally Illuminated Channel Letters Signs

• The background surface of the sign is to be opaque

- and not reflect the illumination or image of the neon lamps behind letters.
- The color of the channel returns must match the color of the letter faces.
- All neon tubing or LED must be fully concealed within the letter so it is not visible to the public.
- The rear and sides of the letter shall be opaque.
- Horizontally-mounted flanges/brackets shall be mounted above provided raceway invisible to public to support the letters.



- All connections and fasteners visible within the sign dimension between the horizontal shade surface and the back of the letters shall be painted to match the shade.
- Halo-type signs used in outdoor locations will have solid backing on the rear of the letters to prevent birds nesting in the letters.

Non-Internally Illuminated Panels or Individual Letter Signs

- Included types are dimensional panels with a textured design, such as a carved wood sign OR dimensional letters or graphics pin mounted to the face of the storefront area or base building façade with external, indirect illumination.
- Non-dimensional letters or graphics less than 3" thick are generally not permitted. Non-dimensional techniques, which include painting, silk-screening, pressure sensitive vinyl, metal appliqué or glass etching are generally not permitted. Exceptions to this requirement may be allowed if such signage compliments the overall store façade design.
- Signs shall not be placed on a background material that detracts from the appearance of the sign.
- Supplemental lighting must be provided for appropriate signage visibility. The supplemental lighting must be incorporated into the façade design either as a concealed feature or as a design element (i.e. decorative accent fixtures or concealed fixtures mounted on a Tenant canopy that lights back towards the wall mounted signage). Such supplemental lighting shall be compatible with the existing base building façade lighting and is subject to Owner's approval.
- Dimensional letter signs or panels applied directly to transparent storefront glass must have matching dimensional letters on each side of the glass to create a finished appearance from both sides of the storefront glazing.

Internally Illuminated, Fully Integrated Cabinet Signs

 Signs shall be fully integrated into the tenant facade design concept. The cabinet sign shall be recessed so that the face of the cabinet sign is flush with the surrounding storefront material, or otherwise incorporated into the design.

- The size of the sign cabinet and the design of the face materials are to be integrally designed into the appearance of the store façade.
- Only letters shall be translucent on the sign face.
 The background must be opaque. Plastic faced sign panels will not be allowed.
- Signs must be of the highest quality design and construction. Seams are not permitted in the face of the sign cabinet.
- Light leaks are not permitted.
- Cabinet signs with the face panel routed out with Plexiglas laminated behind are not permitted. Pushthrough dimensional translucent Plexiglas letters that extend through the routed opaque sign face must be provided. Illumination is to be provided by neon, LED, or fluorescent lighting.
- The face panel is to be hinged to provide access for maintenance, or an access panel is to be located in an alternate concealed location. Where rear access is possible, a rear access hatch is preferred to reduce visibility.

Open Face Channel Letters with Exposed Tube Neon

In certain cases, the Owner may approve visually exposed neon signs where the neon is placed in a channel letter. Other creative and thematic utilization of neon tube may also be considered where the exposed neon tube is integral to a more intricate and thematic sign, such as a dimensional blade sign.

Face Illuminated Channel Letters

Face illuminated channel letters shall only be allowed for signage facing a public right-of-way, or parking areas where such signage is specifically controlled by the Municipal Signage Requirements.

All such letters shall be evenly illuminated and directly mounted to the building façade in the required location.

Please refer to the sub-section above regarding Outward-Facing Signage to Parking Areas, or Public Right-of-Way for additional information.

Signage on Required Exterior Awnings and Canopies

Tenant installed awnings or canopies shall be appropriately designed to resist deterioration due to weathering and shall be in compliance with the criteria outlined in the Architectural Storefront Criteria of this manual.

Tenants are encouraged to apply signage to the apron of their canvas awnings as part of a comprehensive signage design for the Tenant façade. The Tenant must balance the proportions of the various signs permitted so that only one sign is considered the primary sign and other opportunities are clearly secondary and used only to reinforce Tenant identity.

The Tenant may, in lieu of one large building mounted sign, choose to repeat their approved Trade Name on each of a series of awnings or canopies above their entries as long as the size of the lettering is not cumulatively larger than the area for a standard primary sign.

Where Owner has provided structural canopies over the Tenant entries, the opportunity exists to position the Tenant sign either mounted over, suspended under, or face-mounted, to the front edge of the canopy. This approach supports the thematic goals of Nottingham Center Valley and is encouraged, but must be specifically approved in writing by the Owner.

Blade Signs

Store façade blade signs are allowed where such signage adds to the design environment of the public walkway area and to the building facades overall. Blade signs are required to have a decorative appearance that compliments the building façade and enhances the Tenant's storefront image. The blade sign size and location must comply with the maximum projection requirements stated below and must be generally proportional to the Tenant façade.

- Minimum height to bottom: 9'-0" of the projecting element.
- Horizontal projection requirements: Maximum Projection 4'-0", Minimum Projection 1'-0".

Horizontal projection requirements are measured from the Lease Line. No projection will be permitted to impede the flow of emergency vehicles.

The Tenant blade sign may be an iconic representation of the products and services offered. For instance, a bakery might have a large pastry as an iconic blade sign, provided that the design is approved by the Owner in writing.

Decorative elements such as iron brackets or three dimensional sculptural panels are encouraged unless otherwise standardized. Flat panels with painted or vinyl graphics are not allowed. The Tenant's blade sign can be internally illuminated. An electrical raceway may be provided from which Tenant can wire to sign. All criteria that apply to other internally illuminated sign types apply in this case. The mounting height of the blade sign can extend higher than the Tenant's leased premises storefront, provided that the base building elevation can accommodate the location and there is no interference with base building architectural features or glazing.

Show Window Graphics

Small-scaled, pedestrian level, adhesive window graphics are desired at the Tenant's show windows. Such tenant identification graphics shall be no more than 4" in height and located low on the window.

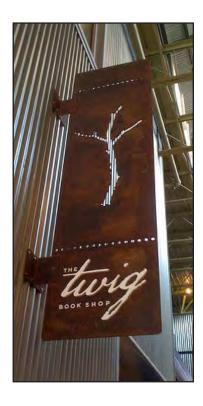
Tenant Address Signs

In addition to show window graphics, a standardized address sign may be required by the Jurisdictional Authorities and/or the Owner to provide a means of identifying store addresses for emergency purposes. Tenants are not permitted to place an address sign that does not meet this standard in material, type, size, and

Acceptable Signage Examples – Blade Type







Acceptable Signage Examples – Façade Type







Acceptable Signage Examples – Back-Lit Type







Acceptable Signage Examples – Canopy Type







Acceptable Signage Examples – Address







Non-Acceptable Signage Examples







S E C T I O N 6 ENGINEERING OVERVIEW - GENERAL

HVAC

Heating, ventilation, and air conditioning shall be by means of rooftop units. Tenant is required to provide all equipment, ductwork, electrical connections, etc. for Tenant's HVAC system. Tenant is required to provide toilet exhaust by means of roof mounted exhaust fans. All equipment and materials shall be installed in locations within established "mechanical zones" or as approved by the building shell structural engineer. Tenant's HVAC system shall be designed by a registered professional engineer.

HVAC Controls

Tenant is required to provide necessary equipment for Tenant's HVAC control system. At a minimum Tenant shall utilize a seven day time clock or programmable thermostat to control HVAC system. Landlord facility management system is not being provided.

Tenants who generate odors, moisture, or high heat-producing exhaust shall provide separate special exhaust and make-up air facilities, to be approved by the Landlord's architect and the Landlord's construction coordinator. Any unacceptable odor, as determined by Landlord, shall be exhausted by means of centrifugal blowers located within the premises and ducted through the roof to the atmosphere.

No openings for fans, vents louvers, grilles, or other devices will be installed in any demising partition, exterior wall, or roof without Landlord's written approval and Landlord's supervision.

Plumbing

Water service backflow preventer is provided by the Landlord at the water service entrance to each building. Tenants shall be allowed to make one roof penetration for the plumbing vent. The Landlord's roofing contractor, at the Tenant's expense, shall construct all roof penetrations. The Tenant shall furnish and install all required plumbing, piping, and fixtures within the space.

Roof Drainage

Primary roof drainage will be by means of internal piping and downspout leaders. Secondary roof drainage shall be by means of external scuppers. Roof drainage for the shell building is provided by Landlord.

Grease Interceptors

If Tenant's occupancy requires the use of a sanitary sewer grease interceptor it shall be provided and installed by the Tenant at Tenant's expense. The location of the interceptor is subject to approval by the Landlord's architect and the Landlord's construction coordinator. Grease interceptor shall be installed in accordance with requirements of the authority having jurisdiction and the City of Eudora.

Gas Service

Natural gas is available if required by the Tenant. The Tenants are solely responsible for installing the gas service piping from the gas company connection point outside of the building to the Tenant's space in accordance with the Landlord's pipe routing requirements. Gas service, where used, shall be metered and billed to the Tenants by the local utility company. Gas service lines are to be internally located within building or concealed on top of roof. Gas lines shall not run exposed on exterior of building.

Fire Protection Tenant shall modify the existing landlord sprinkler system for new wall and/or ceiling configurations. Coordinate modifications with the Landlord's architect and the Landlord's construction coordinator. Tenant's sprinkler installation shall conform to the requirements and regulations of all Authorities Having Jurisdiction (AHJ). All Tenant sprinkler systems shall be hydraulically calculated in accordance with NFPA 13.

Tenants shall use semi-recessed sprinklers in all areas with ceilings, concealed sprinklers in all storefront design control area.

Electrical Service Load Calculation Submittals

Tenant shall submit to the Landlord electrical load

calculations for the Tenant space, indicating connected loads and demand loads based on the National Electrical Code (NEC) allowable diversity factors. Load calculations shall account for applicable energy code requirements.

Small Tenant and Sub-Major Tenant Electric Service

Small tenant and sub-major service is typically 800A and below. Electric service characteristic is 480Y/277V, 3-phase. Refer to the building shell construction documents for Tenant specific information. Landlord shall provide electrical service from electric utility transformer to an exterior mounted main building disconnect switch and service wireway, to accommodate multiple Tenant services, as indicated on the building shell construction documents. Tenant shall coordinate the assigned location of his or her meter/disconnects on the service wireway with the Landlord's architect and Landlord's construction coordinator. Tenant shall be responsible for tapping conductors in the service wireway. Taps shall be in accordance with Landlord's standard materials and methods specified on the building shell construction documents. Tenant is responsible for service metering provisions, disconnect switch on utility side of meter (when required by the utility company), main fused disconnect on tenant side of meter, and copper feeder conductors (4-Wire + Ground) to the Tenant distribution equipment in Tenant's space. Landlord shall provide empty conduit with pull-string from a location within the building near the service wireway and stubbed into each Tenant space (conduit size, quantity and routing as indicated on the building shell construction documents), for Tenant provided feeder conductors. Tenant shall provide all required conduit for the Tenant's service except for Landlord provided conduit indicated on the shell construction documents. Tenant shall provide electrical distribution equipment and all feeders and branch circuits required for Tenant's space loads. Permanent electric service shall be metered and billed to the Tenant by the local electric utility company.

Major Tenant Electric Service

Typically above 800A (Does not apply to Single Occupancy Buildings): Electric service characteristic is 208A/120V, 3-phase. Refer to the building shell construction documents for Tenant specific information. Landlord shall provide empty conduit for Tenant provided service conductors from electric utility transformer to designated location at exterior of Tenant space. Tenant shall provide service entrance conductors, exterior building mounted utility metering, CT cabinet, and main service disconnect switch. Tenant shall coordinate with the utility company and provide all other required service metering provisions. Tenant shall provide copper feeder conductors (4-Wire + Ground) from load side lugs of the main switch to the Tenant distribution equipment in Tenant's space. Landlord shall provide empty conduit with pull-string from a location within the building near the main service disconnect switch, and stubbed into Tenant space (conduit size, quantity and routing as indicated on the building shell construction documents), for Tenant provided feeder conductors. Tenant shall provide all required conduit for the Tenant's service except for Landlord provided conduit indicated on the shell construction documents. Tenant shall provide electrical distribution equipment and all feeders and branch circuits required for Tenant's space loads. Permanent electrical service shall be metered and billed to the Tenant by the local electric utility company.

Single Occupancy Buildings Electric Services

The tenant shall be responsible for providing electric service sized in accordance with the National Electric Code (NEC) and for coordinating all electric service requirements with the electric utility company. Tenant shall also coordinate the electric service installation with the Landlord's architect and the Landlord's construction coordinator. Tenant shall provide electrical service equipment, metering equipment, electrical distribution equipment and all feeders and branch circuits required for Tenant space loads. Permanent electrical service shall be metered and billed to the Tenant by the local electric utility company.

Communications (Telephone & Cable TV)

Space for telephone, cable TV, or other media services to the building will be located in a common room. Tenant should verify that a conduit for telephone and a conduit for cable TV, each having a pull string, will be stubbed to each proposed Tenant space as indicated on the building shell construction documents. Refer to building shell construction documents for Tenant specific information. Tenant service construction shall include wiring, connections, and all telecommunications equipment. Service shall be billed to the Tenant by the local service provider.

Lighting

The Landlord shall provide temporary normal and emergency egress light fixtures and exit light fixtures within the tenant shell space, circuited to the Landlords panelboard. The temporary light fixtures shall be removed and turned over to the Landlord at the beginning of Tenant space infill construction. Tenant shall provide permanent lighting within the finished Tenant space, including normal lighting, normal means of egress lighting, emergency means of egress lighting, and exit lighting fixtures, complying with local Building Code requirements. Tenant provided interior light fixtures shall circuit to the Tenant's panelboard. Landlord shall provide exterior normal and emergency egress light fixtures where indicated on the building shell construction documents.

Fire Alarm

Each tenant shall be required to modify and add new devices to the Landlord's existing fire alarm system, for new Tenant wall and ceiling layout in accordance with NFPA 72. Landlord approved fire alarm contractor, at Tenant's expense, shall perform fire alarm installation. All Tenant devices must be compatible with Landlord fire alarm control panel. All modifications must be approved by the City Eudora, KS prior to installation.

Civil

The following list of Civil Engineering drawings must be submitted for review. All drawings must be a minimum of 24" x 36", be to scale (min. of 1" = 50'),

have a north arrow, show basic site plan information, contain appropriate general notes, identify materials to be used in construction, and contain any other engineering data necessary for determination of site construction. Each plan is further required to show the following:

Dimensioned Site Plan

1. Property lines, setback lines, buildings, signs, sidewalks and curbs, parking stalls, aisles, and driveways.

Grading Plan

 Finished surface contours, Erosion control methods, Drainage structures.

Utility Plan.

- 1. Existing utilities (or those provided by the Landlord).
- 2. Proposed service connections for water, sewer, storm sewer, power, natural gas, telephone, cable TV, or any other underground utility.
- 3. Appropriate details for manholes, cleanouts, hydrants, etc.

Pavement Plan

- 1. Sidewalk and curb locations.
- 2. Elevations of curbs, parking lots, and sidewalks.
- 3. Drainage paths.

Site Lighting Plan

- 1. Pole location and fixture mounting heights, number of, and orientation of all fixtures.
- 2. Point by point footcandle (fc) plan of parking lot with points not exceeding 20' on center grid.
- 3. Average, maximum, and minimum fc at ground surface.
- 4. Uniformity ratio: average-to-minimum fc and maximum-to-minimum fc.
- 5. Pole manufacturer and model number.
- 6. Fixture manufacturer and model number.

Please Note: The plans must indicate and define any

structure or improvement that is to be constructed on the premises. Such items may include, but are not limited to: retaining walls and traffic control signs. The Landlord reserves the right to include those items as part of the review and approval process.

Site Lighting Criteria

This section shall apply to all lighting installed for illumination of parking lots. This section does not apply to any fixtures mounted in, or on, buildings or common gathering structures.

All fixtures shall be LED. High pressure sodium fixtures are prohibited.

All parking surfaces, walkways, and drive spaces shall be illuminated at ground surface. Unless otherwise required by local codes and Authority Having Jurisdiction (AHJ), maintained illumination for the same spaces shall be 3.0 footcandles average. A light loss factor no greater than 0.8 shall be used. Setback and landscaped areas, which do not contain walkways or parking, are not bound by these requirements.

Foot-candle levels shall be shown out to the lot line or to a zero footcandle level. These levels shall be shown on the drawings but not included in calculations obtained above. A point-by-point photometric plan shall be provided for review. Footcandle levels shall be shown on grid spacing no greater than 20' x 20'.

Uniformity fc ratios:

- 1. Shall not exceed 6:1 average-to-minimum.
- 2. Shall not exceed 20:1 maximum-to-minimum

Compliance shall be with local codes, Authority Having Jurisdiction (AHJ), and planning commission commercial design guidelines and standards, with regard to area lighting minimum footcandles, uniformity ratios, and also maximum vertical footcandles at adjoining residential property lines. Verification of requirements must be completed and implemented prior to submitting plans.

Site lighting poles for main parking lot areas shall not exceed 30'-0" (28'-0" pole with 2'-0" base) in height measured from the ground surface. Section 2, Page 1 of this document identifies approved heights at 14' for pedestrian walkways and 18' for parking lot poles. Maximum mounting heights shall comply with the local Authority Having Jurisdiction (AHJ).

Nottingham Center Commercial Development standard light poles shall be used in all locations. Exceptions for walkways and common gathering places may be granted if deemed appropriate for the development by the Landlord. Contact Landlord's architect for specific light pole manufacturer and model specifications.

Each pole shall be installed upon a concrete base conforming to the Landlord's standard pole base detail.

Unless approval is received from Landlord, no more than two fixtures may be mounted (at any height) on one pole.

General

All Tenant HVAC, plumbing, electrical, fire alarm, gas and all other systems shall be (a) designed by a licensed engineer and (b) installed by a licensed contractor.

S E C T I O N 7 SUSTAINABLE BUILDING OPERATIONS AND TENANT FINISH CONSIDERATIONS

SUSTAINABLE BUILDING OPERATIONS AND TENANT FINISH CONSIDERATIONS

This project will utilize certain LEED Principles, but will not undertake the actual LEED-ND certification process. We will, however, entertain and implement prudent design principles that follow a "Green" protocol in the spirit of a LEED project in the form of a Sustainable Design and Construction Implementation Plan (SDCIP).

Integrated Design

In order to assist project teams in the developing of sustainability goals and objectives, different levels of formal integrated design requirements have been identified depending on their scope of work. The suggested approval is as followed:

- Identification and tracking of project goals and analyzing the life cycle cost impacts of potential design options. Charettes should include representation of major stakeholders including occupants and operations staff.
- Specifically address goals and tracking that
 sets expectations and evaluates project success
 and identifies the minimal levels of formalized
 Integrated Design appropriate to any project.
 Clarify responsibility of each project team to ensure
 the level of effort is sufficient to meet the project's
 needs.

Life Cycle Costing and Value Engineering

In order to assist project teams assess the total cost of ownership impacts that decisions have throughout design development, Life Cycle Cost considerations include:

- 20 year impacts on greenhouse gas (GHG), energy costs, maintenance costs, etc. The scope of LCC will typically include envelope, HVAC, electrical, and many other building systems.
- Planning/Conceptual Design: Initial LCC templates with supporting narratives for optional design elements with major budget implications.

- Schematic Design: LCC templates presenting options for major energy consuming systems.
- Value Engineering (Any Phase): LCC templates presenting impacts beyond initial capital outlay.
- Responsible Life Cycle Costing includes an analysis of utility rebates, grants, stimulus funding, or other alternative funding sources.

Energy Modeling/GHG Calculations

Building energy simulation software to model proposed building designs, assist with life cycle costing, estimate GHG emissions, and facilitate future measurement and verification should be employed, in order to assist project teams in creating energy efficient designs that yield reduced or zero greenhouse gas emissions. The following key deliverables are suggested:

- Conceptual Design: Energy modeling isn't always appropriate in this phase, but may be necessary to support major design decisions. Energy modeling during conceptual design is especially important for new construction projects.
- Schematic Design: Initial model results with sensitivity analysis.
- Design Development: Multiple parametric runs comparing options.
- Construction Documents: Complete design and base case models.
- Building Turnover: As-built energy model & electronic files.

Metering and Sub Metering

Various levels of Metering and Sub Metering for projects depending on their scope of work have been identified, in order to facilitate efficient building operations, assist with energy conservation measure verification, and to allow engagement of building occupants.

SUSTAINABLE BUILDING OPERATIONS AND TENANT FINISH CONSIDERATIONS

Separately meter all utilities coming into the building. When appropriate to project scope, separate submeter significant use types within the building. At a minimum, separately meter:

- Large Kitchens
- Commercial Spaces
- Large Data Closets

Separately metering utilities by end use, such as separating lighting loads from plug loads, is highly encouraged. If this level sub-metering is not part of the project scope, teams are encouraged to wire/pipe the building in such a way that sub-metering may be utilized at a later date to help identify utility demand and consumption by end use. Meters and sub-meters must be tied into the building management system when one exists.

Closeout Documentation / O&M Readiness

In order to capture critical project data and prepare projects for optimal operational excellence, various levels of Closeout Documentation/Operations and Maintenance Readiness for projects should be prepared depending on their scope of work. Collection and documentation will assist with efficient operations of the space and will be beneficial to the performance of future tenants. This process should be done in a consistent and thorough manner and include the following requirements:

- Follow an asset management program and coordinate all documentation to follow a consistent naming convention.
- Prepare a Systems Manual and turn it over to the Facilities Department.
- Provide documentation including an as-built energy model with a summary of inputs and outputs and an electronic model file.

- Official acceptance of O&M documentation must be approved by the facilities manager (or designated appointee).
- Complete Project Closeout documentation including:

Project profile.

Innovative products into product database.

Lessons learned template.



City Clerk's Office

Memorandum

To: Planning Commissioners **From:** Eric Strimple, Secretary

Date: March 4, 2020

Re: Link for traffic and storm water reports

Commissioners,

The following links lead to the technical stormwater and traffic reports that were submitted with the Nottingham commercial development applications. It is expected that an amendment will be made to the traffic study addressing a change in the number of lanes for the proposed access drive located across from the Heartland Foods / Sonic entrance on Church Street. Once the amendment is received an updated link will be provided for your reference.

Traffic study link:

https://www.cityofeudoraks.gov/DocumentCenter/View/1330/NOTTINGHAM-TRAFFIC-STUDY

Storm water link:

https://www.cityofeudoraks.gov/DocumentCenter/View/1331/STORM-WATER-DRAINAGE-STUDY